



City of Westminster

# Licensing Sub-Committee Report

Item No:

Date:

24 February 2023

Licensing Ref No:

22/10484/LIPN - New Premises Licence

Title of Report:

Raffles Hotel  
Old War Office  
Whitehall  
London

Report of:

Director of Public Protection and Licensing

Wards involved:

St James's

Policy context:

City of Westminster Statement of Licensing Policy

Financial summary:

None

Report Author:

Karyn Abbott  
Senior Licensing Officer

Contact details

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Email: [kabbott@westminster.gov.uk](mailto:kabbott@westminster.gov.uk)

## 1. Application

1-A Applicant and premises			
<b>Application Type:</b>	New Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	2 November 2022		
<b>Applicant:</b>	57 Whitehall Sarl		
<b>Premises:</b>	Raffles Hotel		
<b>Premises address:</b>	Old War Office Whitehall London SW1A 2BX	<b>Ward:</b>	St James's
		<b>Cumulative Impact Area:</b>	None
		<b>Special Consideration Zone:</b>	None
<b>Premises description:</b>	<p>Raffles Hotel sits on the site of the Old War Office in Whitehall and is destined to become one of London's finest 5* hotels.</p> <p>The Premises are outside the West End Cumulative Impact Zone and the applicants are aware of Policy HOT1 and its associated policies.</p> <p>The hotel will employ the very latest security equipment as well as a high ratio of concierge, door security and ancillary staff to manage both residents and guests.</p> <p>The highest materials are being employed to ensure sound proofing, safety, waste facilities and management systems.</p> <p>The applicant has provided a plan which can be found at <b>Appendix 2</b>.</p> <p><b>This application was before the Licensing Sub-Committee on 2nd February 2023. The hearing was adjourned as the members sort clarification relating to the plans and conditions in respect of the application.</b></p>		
<b>Premises licence history:</b>	This is a new premises application and therefore no Premises Licence history exist.		
<b>Applicant submissions:</b>	The applicant has provided a promotional brochure, dispersal policy, smoking policy with plans and summary of proposals which can be seen at <b>Appendix 3</b> .		
<b>Applicant amendments:</b>	<p>Following the adjournment, the applicant has proposed amendments to licensable activities for hotel residents and their guests this can be seen at <b>section 1-B</b> of the report.</p> <p>A copy of amended conditions can be found at <b>Appendix 5</b>.</p>		

1-B Proposed licensable activities and hours							
<b>Plays: Public Areas, Ballroom (Basement 2), Spa (Basement 4 and Basement 1), Secondary Floor and Speciality Suites</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	09:00	09:00	09:00	09:00	09:00	09:00	09:00
<b>End:</b>	02:00	02:00	02:00	02:00	02:00	02:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>			00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				

<b>Films: Public Areas, Ballroom (Basement 2), Spa (Basement 4 and Basement 1), Secondary Floor and Speciality Suites</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
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<b>End:</b>	02:00	02:00	02:00	02:00	02:00	02:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>			00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				

<b>Live Music: Public Areas, Ballroom (Basement 2), Spa (Basement 4 and Basement 1), Secondary Floor and Speciality Suites</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	09:00	09:00	09:00	09:00	09:00	09:00	09:00
<b>End:</b>	02:00	02:00	02:00	02:00	02:00	02:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>			From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				

<b>Recorded Music: Public Areas, Ballroom (Basement 2), Spa (Basement 4 and Basement 1), Secondary Floor and Speciality Suites</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
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<b>End:</b>	02:00	02:00	02:00	02:00	02:00	02:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>			00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				

<b>Performance of Dance: Public Areas, Ballroom (Basement 2), Spa (Basement 4 and Basement 1), Secondary Floor and Speciality Suites</b>				<b>Indoors, outdoors or both</b>			Indoors
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
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<b>End:</b>	02:00	02:00	02:00	02:00	02:00	02:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>			00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				

<b>Anything of a similar description to that falling within (e), (f) or (g): Public Areas, Ballroom (Basement 2), Spa (Basement 4 and Basement 1), Secondary Floor and Speciality Suites</b>				<b>Indoors, outdoors or both</b>			Indoors
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
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<b>End:</b>	02:00	02:00	02:00	02:00	02:00	02:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>			00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				

<b>Late Night Refreshment: Public Areas, Ballroom (Basement 2), Spa (Basement 4 and Basement 1), Secondary Floor and Speciality Suites</b>				<b>Indoors, outdoors or both</b>			Indoors
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	23:00	23:00	23:00	23:00	23:00	23:00	23:00
<b>End:</b>	02:00	02:00	02:00	02:00	02:00	02:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>			00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				

<b>Sale by retail of alcohol: Public Areas, Ballroom (Basement 2), Spa (Basement 4 and Basement 1), Secondary Floor and Speciality Suites</b>				<b>On or off sales or both:</b>			Both
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
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<b>End:</b>	02:00	02:00	02:00	02:00	02:00	02:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>			00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. *Off sales 09:00 to 23:00 only*				

<b>Sale by retail of alcohol: Ground Floor Quadrangle (Terrace)</b>				<b>On or off sales or both:</b>			Both
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	09:00	09:00	09:00	09:00	09:00	09:00	09:00
<b>End:</b>	23:00	23:00	23:00	23:00	23:00	23:00	23:00
<b>Seasonal variations/ Non-standard timings:</b>			09:00 to 23:00 Monday to Sunday for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. *Off sales 09:00 to 23:00 only*				

<b>Hours premises are open to the public</b>							
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	00:00	00:00	00:00	00:00	00:00	00:00	00:00
<b>End:</b>	00:00	00:00	00:00	00:00	00:00	00:00	00:00
<b>Seasonal variations/ Non-standard timings:</b>			From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				
<b>Adult Entertainment:</b>			None				

## 2. Representations

<b>2-A Responsible Authorities</b>	
<b>Responsible Authority:</b>	Environmental Health Service
<b>Representative:</b>	Ian Watson
<b>Received:</b>	29 November 2022
<p>I refer to the application for a New Premises Licence.</p> <p>The applicant has submitted floor plans of the premises.</p> <p>This representation is based on the plans and operating schedule submitted.</p> <p>The applicant is seeking the following</p> <ol style="list-style-type: none"> <li>To provide for the Supply of Alcohol 'On' and 'Off' the premises Monday to Sunday between 09.00 to 02.00 hours. NYE to NYD. 24 hours for residents and their guests.</li> <li>To provide Late Night Refreshment 'Indoors' and 'Outdoors' Monday to Sunday between 23.00 to 02.00 hours. NYE to NYD. 24 hours for residents and their guests.</li> <li>To provide regulated entertainment 'Indoors' comprising <ul style="list-style-type: none"> <li>Plays</li> <li>Films</li> <li>Live Music</li> <li>Recorded Music</li> <li>Performance of Dance</li> <li>Anything of a similar description to Live Music, Recorded Music and Performance of Dance</li> </ul> <p>Monday to Sunday between 09.00 to 02.00 hours. NYE to NYD. 24 hours for residents and their guests.</p> </li> </ol> <p>I wish to make the following representation</p> <ol style="list-style-type: none"> <li>The hours requested for the Supply of Alcohol will have the likely effect of causing an</li> </ol>	

increase in Public Nuisance within the area.

2. The hours requested to permit the provision of late-night refreshment will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area.
3. The hours requested to permit the provision of regulated entertainment will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area.

The applicant has provided additional information with the application which is being addressed.

Should you wish to discuss the matter further please do not hesitate to contact me.

<b>Responsible Authority:</b>	Metropolitan Police Service
<b>Representative:</b>	PC Tom Stewart
<b>Received:</b>	30 November 2022 ( <b>Withdrawn 19<sup>th</sup> January 2023</b> )

Dear Westminster Licensing Service,

As per the below email, I am still waiting to agree some conditions with Mark Browning in regard to the following applications:

Raffles Hotel (The Gurkha At Raffles Hotel) 22/10460/LIPN  
Raffles Hotel (Whitehall Place @Raffles Hotel) 22/10467/LIPN  
Raffles Hotel (The Cambridge At Raffles) 22/10448/LIPN  
Raffles Hotel (Pavilion @Raffles Hotel) 22/10455/LIPN  
Hotel Licence (22/10484/LIPN).

Until these conditions have been agreed/discussed with the applicant, the MPS will be objecting to the above applications under the grounds of "The Prevention of Crime and Disorder" licensing objective.

Please accept this as a formal representation.

**Correspondence from the Metropolitan Police Service to the applicant on 29 November 2022:**

Following the site visit at the Raffles OWO last week, please see below the two conditions that I would like to see attached to the Hotel Licence (22/10484/LIPN).

- *The Premises shall have policy on protecting children from child sexual exploitation. The policy shall include training for all front of house staff on the signs and indications of child sexual exploitation as well as the reporting of suspicious activity to the appropriate authorities.*
- *The premises licence holder shall ensure that the management team register and successfully complete the nationally recognised counter terrorism training product referred to as ACT eLearning package or can demonstrate that the ACT eLearning product has been successfully completed within the preceding 12 months and that all front of house staff employed by or at the premises complete the ACT eLearning within a reasonable period not exceeding 3 months from the day they start their employment.*

In regard to the:

Raffles Hotel (The Gurkha At Raffles Hotel) 22/10460/LIPN  
Raffles Hotel (Whitehall Place @Raffles Hotel) 22/10467/LIPN  
Raffles Hotel (The Cambridge At Raffles) 22/10448/LIPN  
Raffles Hotel (Pavilion @Raffles Hotel) 22/10455/LIPN

I would like to propose that the following conditions are added:

- *The need for SIA registered security will be risk assessed on a continual basis. This risk assessment will be made available upon request from a police officer or local authority officer.*
- *There shall be no entry or re-entry to the premises after midnight save for hotel residents and their bona fide guests.*

As the last date for objection is tomorrow, I may need to submit a representation in order to ensure that these condition are agreed/considered. I'll hold off until tomorrow afternoon in any case. I am happy to discuss these conditions further.

I look forward to hearing from you

**The Metropolitan Police withdrew their representation on the 19<sup>th</sup> January 2023 as conditions have been agreed with the applicant. These conditions can be found at Appendix 4.**

## 2-B Other Persons

Name:

[REDACTED]

Address and/or Residents Association:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Received:

29 November 2022

Dear Sirs

RLS Law represents [REDACTED], [REDACTED]  
[REDACTED].

This representation relates to the above application for a new premises licence. The application is for a new premises licence for The Raffles Hotel located within the former Old War Office.

[REDACTED] the Old War Office ("OWO") and particularly, [REDACTED] ever-growing rooftop bar that forms part of the OWO development; however, we are making Representations in relation to all 7 of the Applications for new Premises Licences in the Old War Office development, that have been made simultaneously.

The nature of the development at the Old War Office is complex and significant in its scale and we would suggest all 7 licence applications need to be considered simultaneously, as it is only with an appropriate prospective that takes in the likely impact of all 7 licences, that the relevant issues can be appropriately determined by the Licencing Authority.

Both commutatively and individually, the applications are likely to impact on the four Licencing Objectives as set out below:-

### **The Prevention of Crime and Disorder**

The provision of licensable activities, in particular the sale by retail of alcohol, and to some extent the provision of regulated entertainment, has a well-documented link to the propensity for persons to commit acts of crime with disorder, both against each other and those innocent members of the public that they encounter. The application seeks substantial hours for the sale of alcohol and provision of regulated entertainment, and so the grant of this application on its current terms is likely to increase crime and disorder in the surrounding area. We also note that the application includes the provision of late night refreshment and Westminster City Council has identified that locations providing late night refreshment offer a considerable attraction to persons who are and have consumed alcohol, both at the premises and in the local area,

effectively increasing the number of people likely to be on these premises late into the night on any given day. The combined OWO premises has a significant capacity and so will realistically be holding a large number of persons who will have consumed alcohol late into the night. When those customers leave the premises late in the evening or in the early hours of the morning, the identified link between the consumption of alcohol and the propensity to engage in crime and disorder will be all too readily played out in the surrounding residential neighbourhood.

### **The Prevention of Public Nuisance**

Further to our comments above on the prevention of crime and disorder, a substantial number of people leaving this premises late in the evening or in the early hours of the morning will have, we would go so far as to say, an obvious impact on local residents who will be expecting to quietly enjoy their homes and get a good night's sleep. Westminster City Council has identified the (perhaps all too obvious) link between persons consuming alcohol and listening to regulated entertainment and the propensity for those persons to cause noise nuisance to local residents as they gather and pass by residents' homes.

We would add that the provision of regulated entertainment itself has the potential to result in noise breakout and that noise is likely to disturb residents, especially in the late evening and early hours of the morning. Again, for a combined premises of this size, the above is a considerable issue that causes concern to all local residents, including our client.

### **Public Safety**

Due to the nature of the premises, it is highly likely that large numbers of people (many of whom will have consumed alcohol), will depart simultaneously when the premises close to the public or at the end of any particular event. This is a highly trafficked area and the management of such persons needs to be demonstrated to the highest level to ensure the safety of those departing customers. This is a clear and substantial risk and needs to be considered in detail by the Licensing Authority at an appropriate subcommittee.

### **Protection of Children From Harm**

We can expect the various licence premises within this combined development to have in place, robust age verification systems, however, as we have noted above, public nuisance is highly likely to be caused by departing customers (especially in the evening and early morning) and many of those that live in the neighbourhood surrounding the premises have families with children who require more sleep than the parents. The impact on those children of this operation is likely to be even more significant than it will be on neighbouring adult residents.

### **Matters Generally**

We strongly suggest to the Licensing Authority that the applications submitted in relation to the OWO development, including this application, fail to sufficiently address the requirements of Westminster's Statement of Licensing Policy; including but not limited to, Policies CD1, PS1, PN1, CH1, RNT1, HOT1, MD1 and PB1. Further, the nature of the 7 applications and the draft Conditions attached to them, fail to clearly and adequately identify the number and nature of the persons allowed on the Premises and receiving Licensable Activities at any given time.

Our clients will ensure that they or their representatives are free to attend any subcommittee hearing that the council may convene in relation to this and the 6 other abovementioned applications, and will provide a detailed comment by way of their own witness testimony, along with detailed submissions from us, their legal representatives.



### 3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:

#### Policy HRS1 applies

- A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.
- B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:
1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm.
  2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation.
  3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed.
  4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.
  5. The proposed hours when any music, including incidental music, will be played.
  6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises.
  7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.
  8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.
  9. The capacity of the premises.
  10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.
  11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.
  12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises.
  13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives.
  14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation

	<p>applications.</p> <p>C. For the purpose of Clauses A and B above, the Core Hours for applications for each premises use type as defined within this policy are:</p> <p><b>4. Hotels</b>  Monday to Thursday: 9am to 11.30pm.  Friday and Saturday: 9am to Midnight.  Sunday: 9am to 10.30pm.  Sundays immediately prior to a bank holiday: 9am to Midnight.  For the sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours.</p> <p>D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted.</p> <p>E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.</p>
<p><b>Policy HOT1 applies</b></p>	<p>A. Applications outside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The hours for licensable activities being within the council's Core Hours Policy HRS1.</li> <li>3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1.</li> <li>4. The sale by retail of alcohol, regulated entertainment and late-night refreshment must be an ancillary function to the primary purpose of the venue as a hotel.</li> <li>5. The applicant has taken account of the Special Consideration Zone Policy SCZ1 if the premises are located within a designated zone.</li> <li>6. The application and operation of the venue meeting the definition of a Hotel as per Clause C.</li> </ol> <p>B. Applications inside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The hours for licensable activities are within the council's Core Hours Policy HRS1.</li> <li>3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1.</li> <li>4. The sale by retail of alcohol, regulated entertainment and late-night refreshment must be an ancillary function to the primary purpose of the venue as a hotel.</li> <li>5. The applicant has demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone.</li> <li>6. The application and operation of the venue meeting the definition of a Hotel as per Clause C.</li> </ol> <p>C. For the purposes of this policy a Hotel is defined as a premises that is primarily used as an establishment providing overnight accommodation for customers.</p>

#### 4. Equality Implications

The Council in its capacity as Licensing Authority has a duty to have regard to its public sector equality duty under section 149 of the Equality Act 2010. In summary, section 149 provides that a Public Authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristics and persons who do not share it.

Section 149 (7) of the Equality Act 2010 defines the relevant protected characteristics as age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

#### 5. Appendices

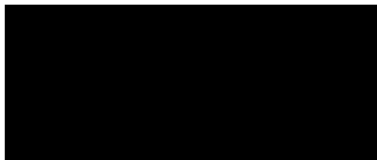
<b>Appendix 1</b>	Interested Party Submissions
<b>Appendix 2</b>	Premises plans
<b>Appendix 3</b>	Applicant supporting documents
<b>Appendix 4</b>	Premises history
<b>Appendix 5</b>	Proposed conditions
<b>Appendix 6</b>	Residential map and list of premises in the vicinity

<b>Report author:</b>	Karyn Abbott Senior Licensing Officer
<b>Contact:</b>	Telephone: 0207 641 6500 Email: <a href="mailto:kabbott@westminster.gov.uk">kabbott@westminster.gov.uk</a>

**If you have any queries about this report or wish to inspect one of the background papers please contact the report author.**

#### **Background Documents – Local Government (Access to Information) Act 1972**

<b>1</b>	Licensing Act 2003	N/A
<b>2</b>	City of Westminster Statement of Licensing Policy	October 2021
<b>3</b>	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
<b>4</b>	Environmental Health Service	29 <sup>th</sup> November 2022
<b>5</b>	Metropolitan Police Service ( <b>Withdrawn 19<sup>th</sup> January 2023</b> )	30 <sup>th</sup> November 2022
<b>6</b>	Representation 1	29 <sup>th</sup> November 2022



Westminster Licensing Sub-Committee  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP

Your ref: 22/10467/LIPN et al  
Our ref: GA018.1


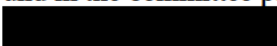
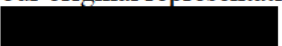


By email only – [licensing@westminster.gov.uk](mailto:licensing@westminster.gov.uk)

30 January 2023


Dear Sirs,

**Old War Office, Whitehall, London, SW1A 2EU**  
**Licensing Act 2003**  
**Applications 22/10514/LIPN et al associated with the Old War Office Hotel Development.**  
**(the “Applications”)**

 and have previously provided a representation that can be found in the committee papers for this application. Unfortunately, due to a longstanding commitment,  are unable to attend the hearing on 2 February 2023 and so, we are providing this update to our original representation to stand as our client’s written submissions to the subcommittee. Further,  will be represented by Mr Richard Brown of the Westminster Licencing Project in his capacity as specialist legal representative to the citizens of Westminster.

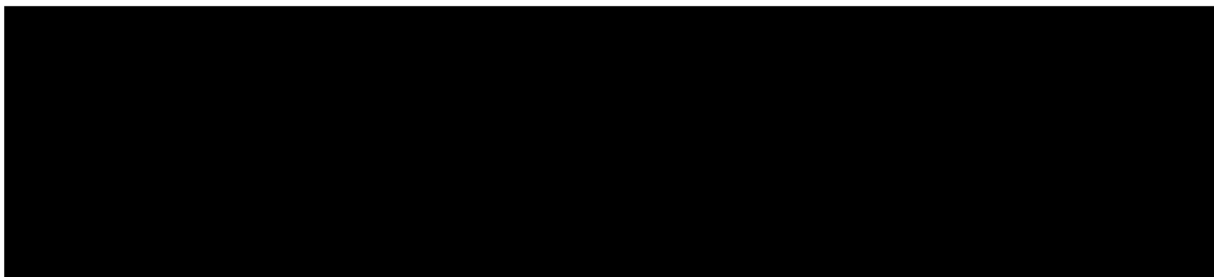
A copy of these submissions will be sent to the Applicant’s team including their legal advisor and we look forward to any comment the Applicant may have on the same. We can be contacted at the above email address during normal business hours.

 [Home](#)

 the Old War Office. We understand that this is the case for many of the residences in this (currently) surprisingly quiet neighbourhood.

**The Applications Generally**

Save for specific issues affecting the roof bar and restaurant, our client’s concerns broadly relate to the three ground floor bars and restaurants that face outwards onto the highway. We note that despite these units being described for the most part as restaurants, no restaurant condition has been offered for any one of the licences being sought. For this reason, we ask the members to impose



Westminster's Model Condition 66 along with Model Condition 60 allowing for a capacity-restricted holding bar in each of the restaurants:

MC66 The premises shall only operate as a restaurant,  
(i) in which customers are shown to their table or the customer will select a table themselves,  
(ii) where the supply of alcohol is by waiter or waitress service only,  
(iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table,  
(iv) which do not provide any takeaway service of food or drink for immediate consumption off the premises,  
(v) where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.

MC60 Notwithstanding condition MC66, alcohol may be supplied and consumed prior to their meal in the bar area (*designated on the plan*), by up to a maximum at any one time, of [*Enter number of persons or percentage of persons*] persons dining at the premises.

We would ask the members to note that without the imposition of the above conditions the applications as they stand are for three street level bars with no restrictions or conditions open to the public until 2.00 am seven days a week. We would submit that that is quite simply not appropriate for a highly residential area such as this.

In addition to the above condition, we would request that the members impose specific capacity conditions on each of the licenced areas. Currently, although capacity conditions are proposed, no specific capacity figures have been identified, and there is no mention of a limit on guests of residents.

Further, all persons wishing to smoke, regardless of where they are within the hotel development (including any of the bars and restaurants) should be required to do so in the internal courtyard.

### **Access to Ground Floor Premises**

The Cambridge Bar & Restaurant, the Gurkha and the Whitehall Place Restaurant are at ground floor and we understand can be accessed without having to pass through the hotel. While this may be acceptable during the daytime operation, in the later hours, these are effectively three freestanding late night venues selling alcohol as well as, but not currently, ancillary to food. This is all the more concerning given the number of protestors who regularly congregate in the area due to its proximity to Whitehall and Trafalgar Square.

Access in the later hours to these premises should be by way of the main hotel entrance in order to mitigate the risk of noise nuisance through the comings and goings at ground floor level of customers seeking and having partaken of licensable activities including the sale of alcohol. The Applicant has proposed a condition requiring this, however, in its current form, the condition requires access to be by way of the main hotel entrance after 1am. We request that in order to promote the Prevention of Public Nuisance Licencing Objective, this requirement should commence at 10pm daily (when the various Premises are open past that time).

## **Opening Hours**

Currently, the applications are to allow hotel 24 hours a day for each of the licenced units, but more concerningly for local residents the applications are to allow members of the public access until 2.00 am seven days a week.

We would ask the committee members to note the highly residential nature of this area, and to appropriately reduce the hours that members of the public may be on the premises on Sundays to Thursdays, to a terminal hour of 11pm (with last orders at 10pm) and Midnight (with last orders at 11pm) on Fridays/Saturdays. Further, we would ask that this is enshrined by way of condition requiring such persons to be off the premises by midnight rather than simply for them to remain on the premises having been provided with licensable activities such as the sale of alcohol up until midnight.

## **Comments on the Specific Licence Applications**

### **22/10484/LIPN – The Raffles Hotel**

Given the size and capacity of the hotel, and its likely role as a destination venue, we submit that although hotel residents may indeed be expected to arrive at anytime of the day, non-residents should be excluded from the Premises outside of the hours we have proposed for the restaurants and bars; effectively all non-residents to be off the premises from 11pm/Midnight to start of business the following day.

### **22/10514/LIPN – The Raffles Apartments**

We cannot see why these need to be licensed as they can be serviced from the hotel licence by way of off sales.

### **22/10450/LIPN – The Rooftop at Raffles Hotel**

The use of the terrace area should be limited to an appropriate number of customers so as not to cause a nuisance at any time (this should not simply be a number limited by health and safety regulations). Further, the terrace should not be accessed by anyone (save for staff in carrying out maintenance that cannot reasonably be conducted at any other time) between the hours of 9pm and 9am.

### **22/10455/LIPN – The Pavilion**

██████████ are not against the use of this primarily internal restaurant, with it's terrace within the courtyard area. However, it would seem perfectly sensible and practicable for all customers who wish to smoke, from the Hotel and its various licensed units, to be required to do so within the courtyard area, not only those from the Pavilion.

Yours faithfully

██████████  
██████████  
██████████  
██████████

**Premises Plans**

**Appendix 2**

Plans start on the next page



Notes:

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P2	Permit License Further Updates	15.02.23	HZB	GH
P1	Permit License Updates	14.02.23	HZB	GH

RAFFLES HOTEL & APARTMENT AMENITIES	
[Orange Box]	Raffles Hotel
[Light Blue Box]	Raffles Apartment Amenities

HOTEL & AMENITY SUPPORT AND ANCILLARY AREAS	
[Green Box]	Kitchen Facilities
[Pink Box]	Public Convenience
[Cyan Box]	Storage Areas
[Yellow Box]	Escape Stair

WHITEROX AREAS:	
[Brown Box]	The Cambridge
[Blue Box]	Whitehall Restaurant
[Pink Box]	Pavilion Restaurant
[Green Box]	Gurkha Restaurant
[Light Blue Box]	Rooftop F&B

FIRE STRATEGY	
[Red Circle]	Manual fire detection call point
[Green Square]	Fire Exit Signage
[Blue Arrow]	Egress (Escape Route) from the premises
[Red Arrow]	Access to the premises
[Blue Triangle]	Fire Blanket to be provided

OCCUPANCY	
[XX]	Occupancy levels

PORTABLE EXTINGUISHERS	
[Yellow Circle]	SS6W 6ltr Fire Extinguisher
[Cyan Circle]	Powder 6ltr Fire Extinguisher
[Magenta Circle]	Wet Chem Fry Fighter 6ltr Fire Extinguisher
[Green Circle]	CO2 Carbon Dioxide 2kg Fire Extinguisher

**NOTES:**

Means of fire detection, warning and emergency lighting provisions are provided by Specialist Sub-Contractor. Fire extinguishers to be provided on all floors permanently mounted on brackets or stands close to all exits, no more than 30m apart. Final locations to be confirmed with Fire Officer.

For locations of all smoke detectors, sprinklers, sounders and emergency luminaires, please refer to the EPR 45 Series drawings.

For all Fire Exit signage for her details, please refer to the EPR 58 Series drawings.

Fire extinguisher scope as advised by Chubb Fire & Security.

Areas have been designed to accord with Building Regulations and through consultation with LBC.

Furniture layout indicative only.

**EPR Architects**  
 30 Millbank, London SW1P 4DU  
 +44 (0) 20 7532 7600  
 www.epr.co.uk

57 Whitehall  
 London

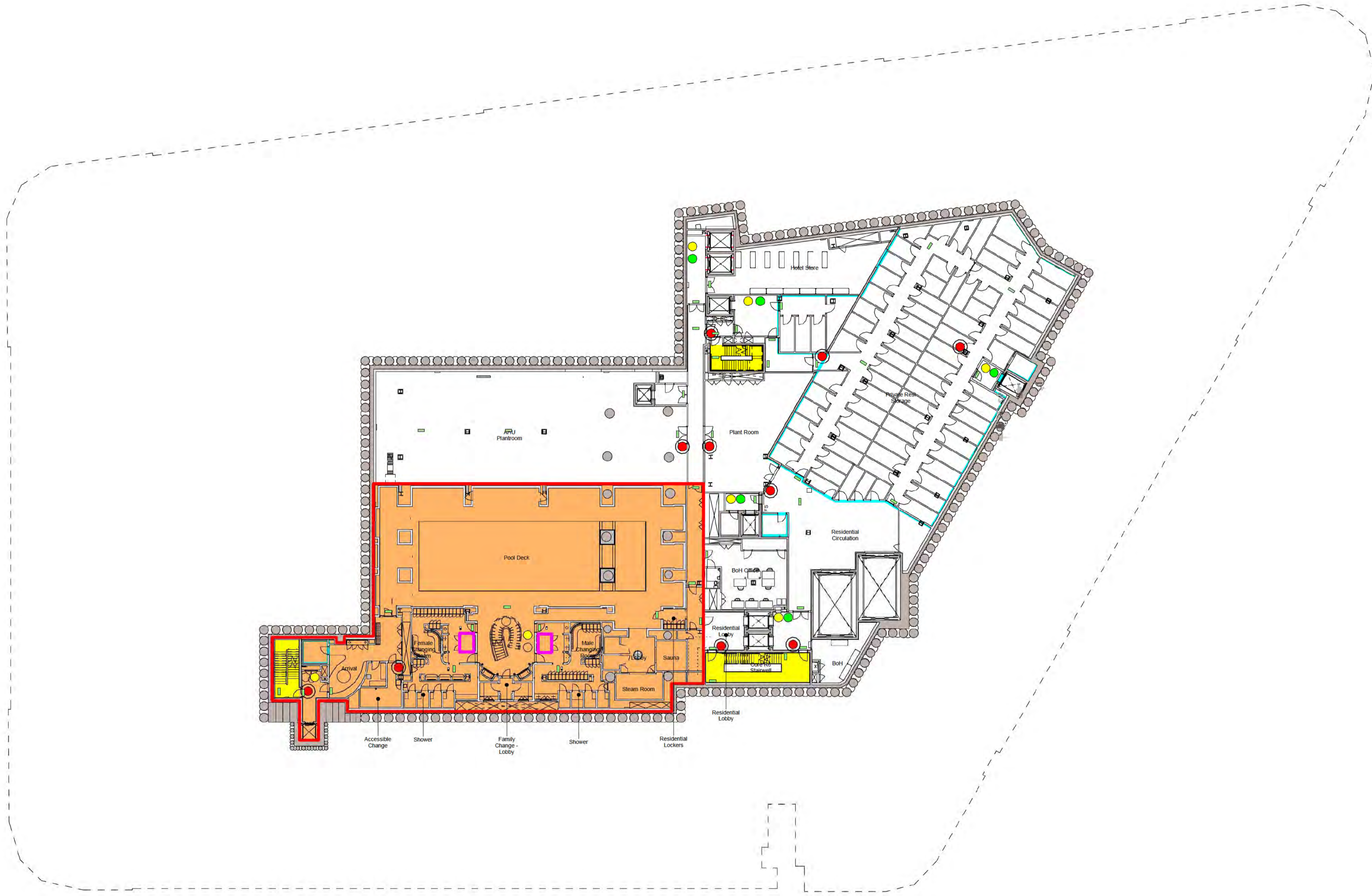
Premises Licensing - Total Building Location  
 Plans - Basement 5 Floor Plan

Status Code

Preliminary	1:250 @ A1	02/13/23
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Project No. Originator Role Type Bld Level Series Number Rev  
 OWO-EPR-AR-DRW - B - B5 - 91-0454 P2





Keyplan

North

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P2	Premises License Further Updates	15.02.23	HZB	GH
P1	Premises License Updates	14.02.23	HZB	GH

15/02/2023 10:00:02

No.	Revision	Date	Initial	Chk'd
P2	Premises License Further Updates	15.02.23	HZB	GH
P1	Premises License Updates	14.02.23	HZB	GH

**RAFFLES HOTEL & APARTMENT AMENITIES:**

- Raffles Hotel
- Raffles Apartment Amenities

**HOTEL & AMENITY SUPPORT AND ANCILLARY AREAS:**

- Kitchen Facilities
- Public Convenience
- Storage Areas
- Escape Stair

**WHITEROX AREAS:**

- The Cambridge
- Whitehall Restaurant
- Pavilion Restaurant
- Gurkha Restaurant
- Rooftop F&B

**FIRE STRATEGY**

- Manual fire detection call point
- Fire Exit Signage
- Egress (Escape Route) from 'the premises'
- Access to 'the premises'
- Fire Blanket to be provided

**OCCUPANCY**

- Occupancy levels

**PORTABLE EXTINGUISHERS**

- SSW 6ltr Fire Extinguisher
- Powder 6ltr Fire Extinguisher
- Wet Chem Fry Fighter 6ltr Fire Extinguisher
- CO2 Carbon Dioxide 2kg Fire Extinguisher

**NOTES:**

Means of fire detection, warning and emergency lighting provisions are provided by Specialist Sub-Contractor. Fire extinguishers to be provided on all floors permanently mounted on brackets or stands close to all exits, no more than 30m apart. Final locations to be confirmed with Fire Officer.

For locations of all smoke detectors, sprinklers, sounders and emergency luminaires, please refer to the EPR 45 Series drawings.

For all Fire Exit signage for further details, please refer to the EPR 58 Series drawings.

Fire extinguisher scope as advised by Chubb Fire & Security.

Areas have been designed to accord with Building Regulations and through consultation with LBC.

Furniture layout indicative only.

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London

Premises Licensing - Total Building Location Plans - Basement 4 Floor Plan

Status Code

Preliminary 1 : 250 @ A1 02/13/23

Project No. Originator Role Type BRG Level Series Number | Rev  
OWO-EPR-AR-DRW - B - B4 - 91-0455 | P2



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No.	Revision	Date	Initial	Chk'd
P2	Permitted License Further Updates	15.02.23	HZB	GH
P1	Permitted License Updates	14.02.23	HZB	GH

**RAFFLES HOTEL & APARTMENT AMENITIES:**

- Raffles Hotel
- Raffles Apartment Amenities

**HOTEL & AMENITY SUPPORT AND ANCILLARY AREAS:**

- Kitchen Facilities
- Public Convenience
- Storage Areas
- Escape Stair

**WHITEROX AREAS:**

- The Cambridge
- Whitehall Restaurant
- Pavilion Restaurant
- Gurkha Restaurant
- Rooftop F&B

**FIRE STRATEGY**

- Manual fire detection call point
- Fire Exit Signage
- Egress (Escape Route) from 'the premises'
- Access to 'the premises'
- Fire Blanket to be provided

**OCCUPANCY**

- Occupancy levels

**PORTABLE EXTINGUISHERS**

- SSGW 6ltr Fire Extinguisher
- Powder 6ltr Fire Extinguisher
- Wet Chem Fry Fighter 6ltr Fire Extinguisher
- CO2 Carbon Dioxide 2kg Fire Extinguisher

**NOTES:**

Means of fire detection, warning and emergency lighting provisions are provided by Specialist Sub-Contractor. Fire extinguishers to be provided on all floors permanently mounted on brackets or stands close to all exits, no more than 30m apart. Final locations to be confirmed with Fire Officer.

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For all Fire Exit signage further details, please refer to the EPR 68 Series drawings.

Fire extinguisher scope as advised by Chubb Fire & Security.

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Furniture layout indicative only.

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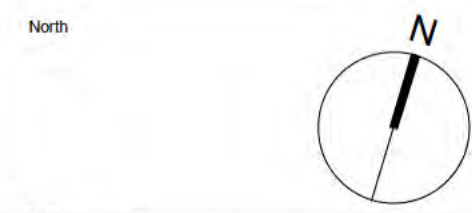
**57 Whitehall London**

**Premises Licensing - Total Building Location Plans - Basement 3 Floor Plan**

Status Code: Preliminary

1 : 250 @ A1 02/13/23

Project No. Originator Role Type B3 Level Series Number Rev  
 OWO-EPR-AR-DRW - B - B3 - 91-0456 P2



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No.	Revision	Date	Initial	Chk'd
P2	Premises License Further Updates	15.02.23	H2B	GH
P1	Premises License Updates	14.02.23	H2B	GH

- RAFFLES HOTEL & APARTMENT AMENITIES:**
- Raffles Hotel
  - Raffles Apartment Amenities
- HOTEL & AMENITY SUPPORT AND ANCILLARY AREAS:**
- Kitchen Facilities
  - Public Convenience
  - Storage Areas
  - Escape Stair

- WHITEROX AREAS:**
- The Cambridge
  - Whitehall Restaurant
  - Pavilion Restaurant
  - Gurkha Restaurant
  - Rooftop F&B

- FIRE STRATEGY**
- Manual fire detection call point
  - Fire Exit Signage
  - Egress (Escape Route) from 'the premises'
  - Access to 'the premises'
  - Fire Blanket to be provided
- OCCUPANCY**
- Occupancy levels

- PORTABLE EXTINGUISHERS**
- SSW 6ltr Fire Extinguisher
  - Powder 6ltr Fire Extinguisher
  - Wet Chem Fry Fighter 6ltr Fire Extinguisher
  - CO2 Carbon Dioxide 2kg Fire Extinguisher

**NOTES:**

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For all Fire Exit signage further details, please refer to the EPR 68 Series drawings.

Fire extinguisher scope as advised by Chubb Fire & Security.

Areas have been designed to accord with Building Regulations and through consultation with LBC.

Furniture layout indicative only.

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**57 Whitehall London**

**Premises Licensing - Total Building Location Plans - Basement 2 Floor Plan**

Status Code: Preliminary

1 : 250 @ A1 02/13/23

Project No. Originator Role Type Bld. Level Series Number | Rev  
 OWO-EPR-AR-DRW - B - B2 - 91-0457 | P2



Kiplan

North

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P2	Premisses License Further Updates	15.02.23	H2B	GH
P1	Premisses License Updates	14.02.23	H2B	GH

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RAFFLES HOTEL & APARTMENT AMENITIES	
[Orange]	Raffles Hotel
[Light Blue]	Raffles Apartment Amenities

HOTEL & AMENITY SUPPORT AND ANCILLARY AREAS	
[Green]	Kitchen Facilities
[Light Green]	Public Convenience
[Cyan]	Storage Areas
[Yellow]	Escape Stair

WHITEROX AREAS:	
[Brown]	The Cambridge
[Blue]	Whitehall Restaurant
[Pink]	Pavilion Restaurant
[Green]	Gurkha Restaurant
[Light Blue]	Rooftop F&B

**FIRE STRATEGY**

- Manual fire detection call point
- Fire Exit Signage
- Egress (Escape Route) from the premises
- Access to the premises
- Fire Blanket to be provided

**OCCUPANCY**

- Occupancy levels

**PORTABLE EXTINGUISHERS**

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- Powder 6ltr Fire Extinguisher
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- CO2 Carbon Dioxide 2kg Fire Extinguisher

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Fire extinguisher scope as advised by Chubb Fire & Security.

Areas have been designed to accord with Building Regulations and through consultation with LBC.

Furniture layout indicative only.

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Premisses Licensing - Total Building Location Plans - Basement 1 Floor Plan

Status Code: Preliminary 1:250 @ A1 02/13/23

Project No. Originator Role Type Bld Level Series Number Rev  
 OWO-EPR-AR-DRW - B - B1 - 91-0458 P2



Keyplan

North

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No.	Revision	Date	Initial	Chk'd
P2	Premisses License Further Updates	15.02.23	H2B	GH
P1	Premisses License Updates	14.02.23	H2B	GH

No. 15/02/2023 10:00:59

RAFFLES HOTEL & APARTMENT AMENITIES	
	Raffles Hotel
	Raffles Apartment Amenities

HOTEL & AMENITY SUPPORT AND ANCILLARY AREAS	
	Kitchen Facilities
	Public Convenience
	Storage Areas
	Escape Stair

WHITEROX AREAS	
	The Cambridge
	Whitehall Restaurant
	Pavilion Restaurant
	Gurkha Restaurant
	Roof Top F&B

**FIRE STRATEGY**

- Manual fire detection call point
- Fire Exit Signage
- Egress (Escape Route) from the premises
- Access to the premises
- Fire Blanket to be provided

**OCCUPANCY**

- Occupancy levels

**PORTABLE EXTINGUISHERS**

- SSGW 6ltr Fire Extinguisher
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Furniture layout indicative only.

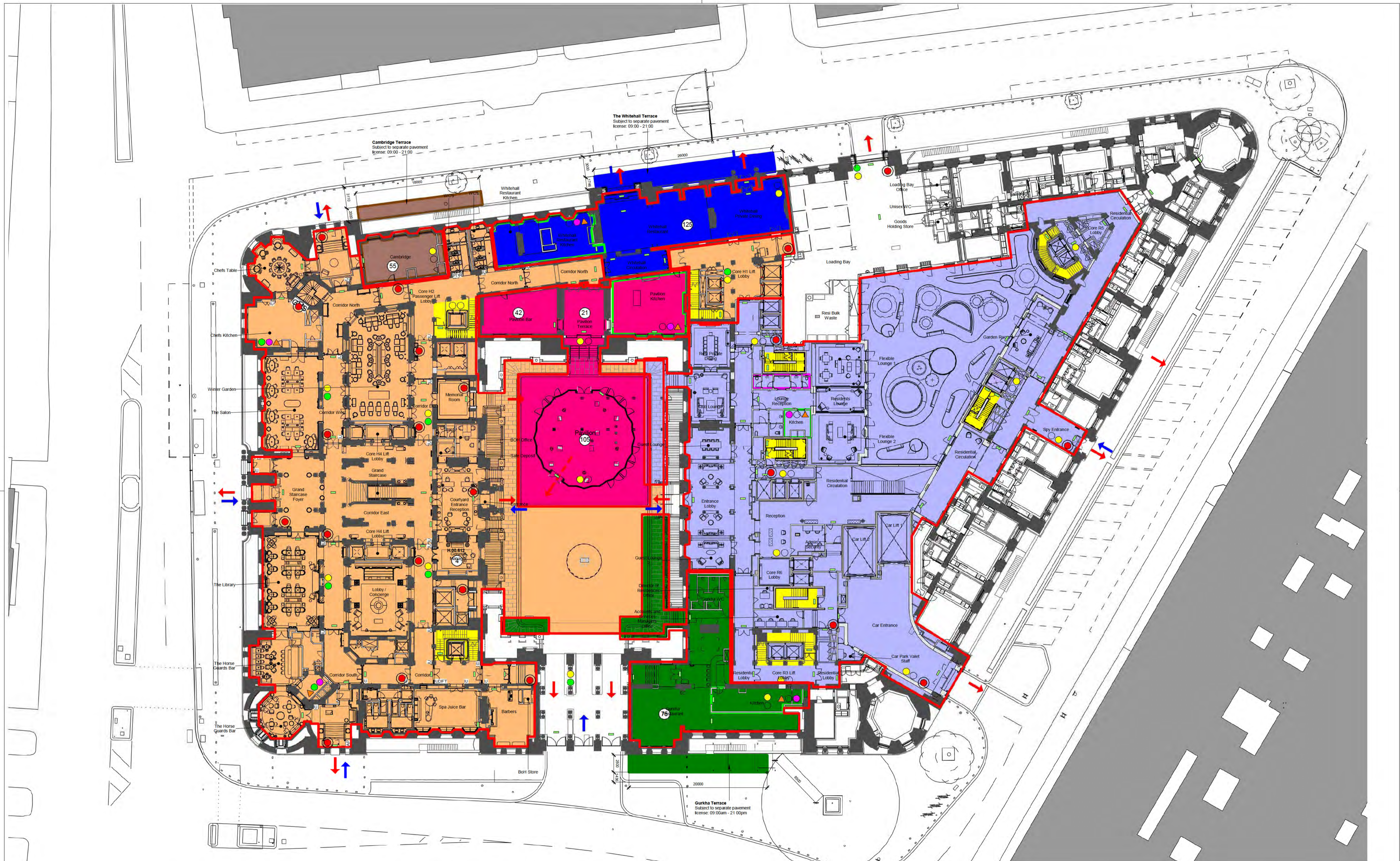
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 www.epr.co.uk

57 Whitehall  
 London

Premisses Licensing - Total Building Location Plans - Lower Ground Floor Plan

Status Code: Preliminary 1:250 @ A1 02/13/23

Project No. Originator Role Type Bld Level Series Number | Rev  
 OWO-EPR-AR-DRW - B-LG-91-0459 | P2



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No.	Revision	Date	Initial	Chk'd
P2	Pre-licence Further Updates	15.02.23	H2B	GH
P1	Pre-licence Updates	14.02.23	H2B	GH

**RAFFLES HOTEL & APARTMENT AMENITIES:**

- Raffles Hotel
- Raffles Apartment Amenities

**HOTEL & AMENITY SUPPORT AND ANCILLARY AREAS:**

- Kitchen Facilities
- Public Convenience
- Storage Areas
- Escape Stair

**WHITETROX AREAS:**

- The Cambridge
- Whitehall Restaurant
- Pavilion Restaurant
- Gurkha Restaurant
- Rooftop F&B

**FIRE STRATEGY**

- Manual fire detection call point
- Fire Exit Signage
- Egress (Escape Route) from the premises
- Access to the premises
- Fire Blanket to be provided

**OCCUPANCY**

- Occupancy levels

**PORTABLE EXTINGUISHERS**

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Fire extinguisher scope as advised by Chubb Fire & Security.

Areas have been designed to accord with Building Regulations and through consultation with LBC.

Furniture layout indicative only.

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**57 Whitehall London**  
 Premises Licensing - Total Building Location Plans - Ground Floor Plan

Status Code: Preliminary 1:250 @ A1 02/13/23

Project No. Originator Role Type Bld. Level Series Number | Rev  
 OWO-EPR-AR-DRW - B - 00 - 91-0460 | P2



Kiplan

North

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No.	Revision	Date	Initial	Chk'd
P2	Premisses License Further Updates	15.02.23	H2B	GH
P1	Premisses License Updates	14.02.23	H2B	GH
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RAFFLES HOTEL & APARTMENT AMENITIES:	
	Raffles Hotel
	Raffles Apartment Amenities

HOTEL & AMENITY SUPPORT AND ANCILLARY AREAS:	
	Kitchen Facilities
	Public Convenience
	Storage Areas
	Escape Stair

WHITEROX AREAS:	
	The Cambridge
	Whitehall Restaurant
	Pavilion Restaurant
	Gurkha Restaurant
	Rooftop F&B

FIRE STRATEGY	
	Manual fire detection call point
	Fire Exit Signage
	Egress (Escape Route) from 'the premises'
	Access to 'the premises'
	Fire Blanket to be provided
	Occupancy levels

PORTABLE EXTINGUISHERS	
	SSGW 6ltr Fire Extinguisher
	Powder 6ltr Fire Extinguisher
	Wet Chem Fry Fighter 6ltr Fire Extinguisher
	CO2 Carbon Dioxide 2kg Fire Extinguisher

**NOTES:**

Means of fire detection, warning and emergency lighting provisions are provided by Specialist Sub-Contractor. Fire extinguishers to be provided on all floors permanently mounted on brackets or stands close to all exits, no more than 30m apart. Final locations to be confirmed with Fire Officer.

For locations of all smoke detectors, sprinklers, sounders and emergency luminaires, please refer to the EPR 45 Series drawings.

For all Fire Exit signage further details, please refer to the EPR 68 Series drawings.

Fire extinguisher scope as advised by Chubb Fire & Security.

Areas have been designed to accord with Building Regulations and through consultation with LBC.

Furniture layout indicative only.

**EPR Architects**  
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 +44 (0) 20 7532 7600  
 www.epr.co.uk

57 Whitehall  
 London

Premisses Licensing - Total Building Location Plans - First Floor Plan

Status Code

Preliminary	1 : 250 @ A1	02/13/23					
Project No.	Originator	Role	Type	Rev.	Level	Series Number	Rev
OWO-EPR-AR-DRW - B - 01 - 91-0461							P2



Kiplan

North

Notes:

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No.	Revision	Date	Initial	Chk'd
P2	Premisses License Further Updates	15.02.23	H2B	GH
P1	Premisses License Updates	14.02.23	H2B	GH
15/02/2023 10:01:56				

C:\Users\harnet.beale\Documents\OWO-EPR-AR-MDL-0001\_harnet.beale@epr.co.uk.rvt

RAFFLES HOTEL & APARTMENT AMENITIES:		WHITEROX AREAS:	
	Raffles Hotel		The Cambridge
	Raffles Apartment Amenities		Whitehall Restaurant
	Public Convenience		Pavilion Restaurant
	Kitchen Facilities		Gurkha Restaurant
	Storage Areas		Rooftop F&B
	Escape Stair		

**FIRE STRATEGY**

- Manual fire detection call point
- Fire Exit Signage
- Egress (Escape Route) from 'the premises'
- Access to 'the premises'
- Fire Blanket to be provided

**OCCUPANCY**

- Occupancy levels

**PORTABLE EXTINGUISHERS**

- SSW 6ltr Fire Extinguisher
- Powder 6ltr Fire Extinguisher
- Wet Chem Fry Fighter 6ltr Fire Extinguisher
- CO2 Carbon Dioxide 2kg Fire Extinguisher

**NOTES:**

Means of fire detection, warning and emergency lighting provisions are provided by Specialist Sub-Contractor. Fire extinguishers to be provided on all floors permanently mounted on brackets or stands close to all exits, no more than 30m apart. Final locations to be confirmed with Fire Officer.

For locations of all smoke detectors, sprinklers, sounders and emergency luminaires, please refer to the EPR 45 Series drawings.

For all Fire Exit signage further details, please refer to the EPR 68 Series drawings.

Fire extinguisher scope as advised by Chubb Fire & Security.

Areas have been designed to accord with Building Regulations and through consultation with LBC.

Furniture layout indicative only.

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57 Whitehall  
London

Premisses Licensing - Total Building Location Plans - Second Floor Plan

Status Code

Project No.	Originator	Role	Type	Rev.	Level	Series Number	Rev
OWO-EPR-AR-DRW - B - 02 - 91-0462							P2

1 : 250 @ A1 02/13/23

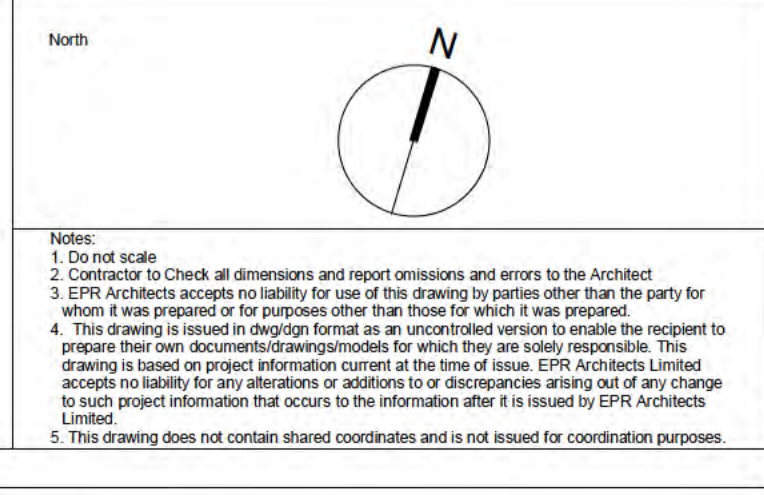




Kylian

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No.	Revision	Date	Initial	Chk'd
P2	Premisses License Further Updates	15.02.23	H2B	GH
P1	Premisses License Updates	14.02.23	H2B	GH
15/02/2023 10:02:11				

- RAFFLES HOTEL & APARTMENT AMENITIES:**
- Raffles Hotel
  - Raffles Apartment Amenities
- HOTEL & AMENITY SUPPORT AND ANCILLARY AREAS:**
- Kitchen Facilities
  - Public Convenience
  - Storage Areas
  - Escape Stair

- WHITEROX AREAS:**
- The Cambridge
  - Whitehall Restaurant
  - Pavilion Restaurant
  - Gurkha Restaurant
  - Roof-top F&B

- FIRE STRATEGY**
- Manual fire detection call point
  - Fire Exit Signage
  - Egress (Escape Route) from 'the premises'
  - Access to 'the premises'
  - Fire Blanket to be provided
- OCCUPANCY**
- Occupancy levels

- PORTABLE EXTINGUISHERS**
- SSGW 6ltr Fire Extinguisher
  - Powder 6ltr Fire Extinguisher
  - Wet Chem Fry Fighter 6ltr Fire Extinguisher
  - CO2 Carbon Dioxide 2kg Fire Extinguisher

**NOTES:**

Means of fire detection, warning and emergency lighting provisions are provided by Specialist Sub-Contractor. Fire extinguishers to be provided on all floors permanently mounted on brackets or stands close to all exits, no more than 30m apart. Final locations to be confirmed with Fire Officer.

For locations of all smoke detectors, sprinklers, sounders and emergency luminaires, please refer to the EPR 45 Series drawings.

For all Fire Exit signage further details, please refer to the EPR 68 Series drawings.

Fire extinguisher scope as advised by Chubb Fire & Security.

Areas have been designed to accord with Building Regulations and through consultation with LBC.

Furniture layout indicative only.

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 www.epr.co.uk

**57 Whitehall London**

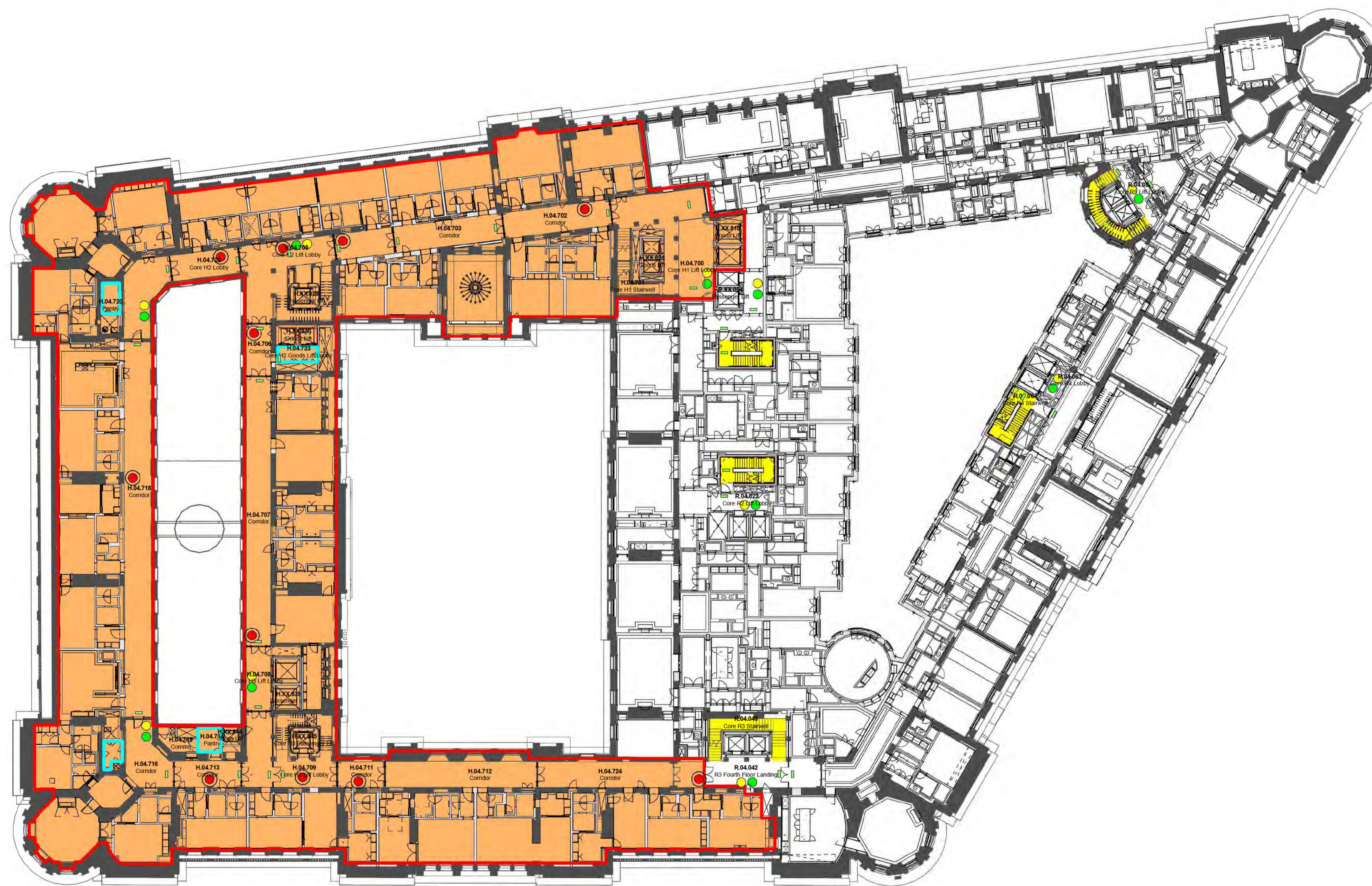
Premisses Licensing - Total Building Location Plans - Third Floor Plan

Status Code

1 : 250 @ A1 02/13/23

Project No. Originator Role Type Rev Level Series Number

OWO-EPR-AR-DRW - B - 03 - 91-0463 P2

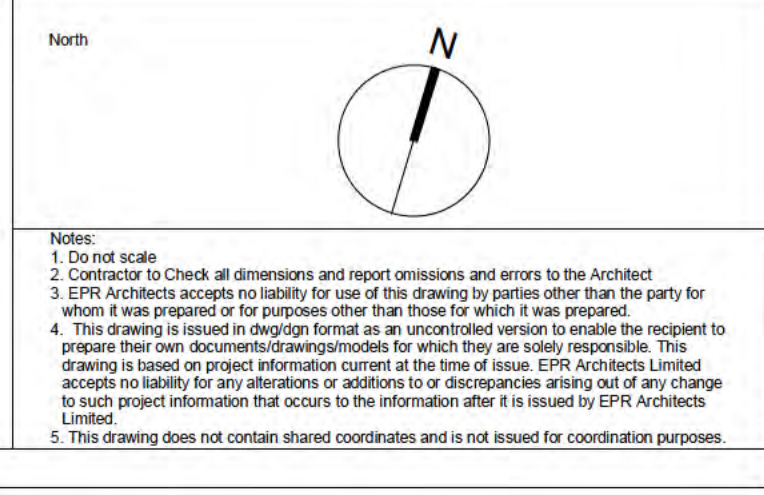


Kiplan

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No.	Revision	Date	Initial	Chk'd
P2	Permits License Further Updates	15.02.23	H2B	GH
P1	Permits License Updates	14.02.23	H2B	GH
		15/02/2023 10:02:22		

- RAFFLES HOTEL & APARTMENT AMENITIES:**
- Raffles Hotel
  - Raffles Apartment Amenities
- HOTEL & AMENITY SUPPORT AND ANCILLARY AREAS:**
- Kitchen Facilities
  - Public Convenience
  - Storage Areas
  - Escape Stair

- WHITEROX AREAS:**
- The Cambridge
  - Whitehall Restaurant
  - Pavilion Restaurant
  - Gurkha Restaurant
  - Rooftop F&B

- FIRE STRATEGY**
- Manual fire detection call point
  - Fire Exit Signage
  - Egress (Escape Route) from 'the premises'
  - Access to 'the premises'
  - Fire Blanket to be provided
- OCCUPANCY**
- Occupancy levels

- PORTABLE EXTINGUISHERS**
- SSGW 6ltr Fire Extinguisher
  - Powder 6ltr Fire Extinguisher
  - Wet Chem Fry Fighter 6ltr Fire Extinguisher
  - CO2 Carbon Dioxide 2kg Fire Extinguisher

**NOTES:**

Means of fire detection, warning and emergency lighting provisions are provided by Specialist Sub-Contractor. Fire extinguishers to be provided on all floors permanently mounted on brackets or stands close to all exits, no more than 30m apart. Final locations to be confirmed with Fire Officer.

For locations of all smoke detectors, sprinklers, sounders and emergency luminaires, please refer to the EPR 45 Series drawings.

For all Fire Exit signage further details, please refer to the EPR 68 Series drawings.

Fire extinguisher scope as advised by Chubb Fire & Security.

Areas have been designed to accord with Building Regulations and through consultation with LBC.

Furniture layout indicative only.

**EPR Architects**

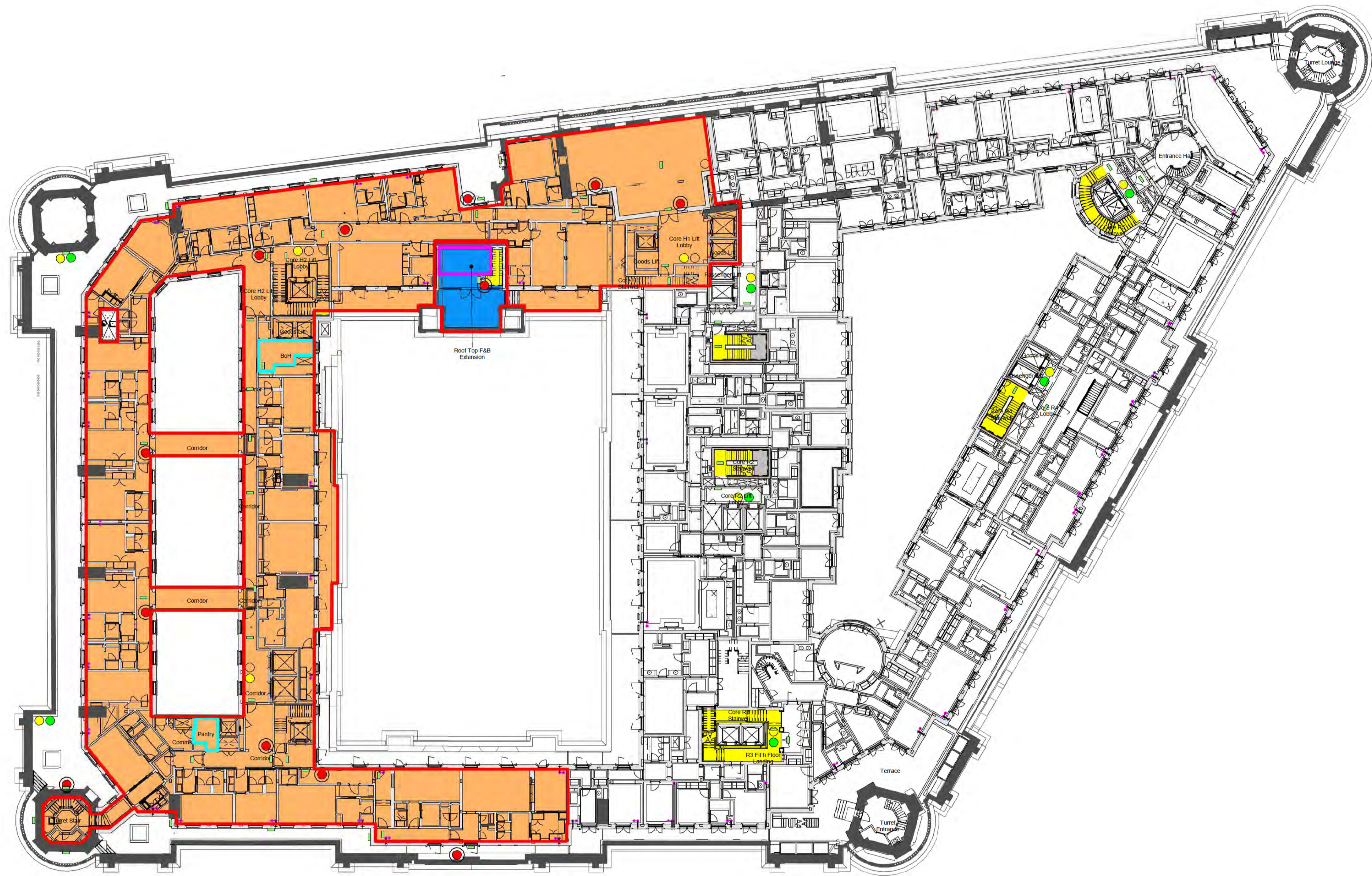
30 Millbank, London SW1P 4DQ  
+44 (0) 20 7532 7600  
www.epr.co.uk

**57 Whitehall London**

**Premises Licensing - Total Building Location Plans - Fourth Floor Plan**

Status Code

Preliminary	1:250 @ A1	02/13/23					
Project No.	Originator	Role	Type	Rev.	Level	Series Number	Rev.
OWO-EPR-AR-DRW - B - 04 - 91-0464							P2



Kiplan

North

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No.	Revision	Date	Initial	Chk'd
P2	Permit License Further Updates	15.02.23	H2B	GH
P1	Permit License Updates	14.02.23	H2B	GH

15/02/2023 10:02:33

**RAFFLES HOTEL & APARTMENT AMENITIES:**

- Raffles Hotel
- Raffles Apartment Amenities

**HOTEL & AMENITY SUPPORT AND ANCILLARY AREAS:**

- Kitchen Facilities
- Public Convenience
- Storage Areas
- Escape Stair

**WHITEROX AREAS:**

- The Cambridge
- Whitehall Restaurant
- Pavilion Restaurant
- Gurkha Restaurant
- Rooftop F&B

**FIRE STRATEGY**

- Manual fire detection call point
- Fire Exit Signage
- Egress (Escape Route) from 'the premises'
- Access to 'the premises'
- Fire Blanket to be provided

**OCCUPANCY**

- Occupancy levels

**PORTABLE EXTINGUISHERS**

- SSGW 6ltr Fire Extinguisher
- Powder 6ltr Fire Extinguisher
- Wet Chem Fry Fighter 6ltr Fire Extinguisher
- CO2 Carbon Dioxide 2kg Fire Extinguisher

**NOTES:**

Means of fire detection, warning and emergency lighting provisions are provided by Specialist Sub-Contractor. Fire extinguishers to be provided on all floors permanently mounted on brackets or stands close to all exits, no more than 30m apart. Final locations to be confirmed with Fire Officer.

For locations of all smoke detectors, sprinklers, sounders and emergency luminaires, please refer to the EPR 45 Series drawings.

For all Fire Exit signage further details, please refer to the EPR 68 Series drawings.

Fire extinguisher scope as advised by Chubb Fire & Security.

Areas have been designed to accord with Building Regulations and through consultation with LBC.

Furniture layout indicative only.

**EPR Architects**

30 Millbank, London SW1P 4DJ  
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www.epr.co.uk

57 Whitehall  
London

Permit License - Total Building Location Plans - Fifth Floor Plan

Status Code

Project No.	Originator	Role	Type	Rev.	Level	Series Number	Rev
OWO-EPR-AR-DRW - B - 05 - 91-0465							P2

1 : 250 @ A1 02/13/23



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No.	Revision	Date	Initial	Chk'd
P2	Permit License Further Updates	15.02.23	HZB	GH
P1	Permit License Updates	14.02.23	HZB	GH
15/02/2023 10:02:45				

**RAFFLES HOTEL & APARTMENT AMENITIES:**

- Raffles Hotel
- Raffles Apartment Amenities

**HOTEL & AMENITY SUPPORT AND ANCILLARY AREAS:**

- Kitchen Facilities
- Public Convenience
- Storage Areas
- Escape Stair

**WHITEROX AREAS:**

- The Cambridge
- Whitehall Restaurant
- Pavilion Restaurant
- Gurkha Restaurant
- Rooftop F&B

**FIRE STRATEGY**

- Manual fire detection call point
- Fire Exit Signage
- Egress (Escape Route) from 'the premises'
- Access to 'the premises'
- Fire Blanket to be provided

**OCCUPANCY**

- Occupancy levels

**PORTABLE EXTINGUISHERS**

- SSGW 6ltr Fire Extinguisher
- Powder 6ltr Fire Extinguisher
- Wet Chem Fry Fighter 6ltr Fire Extinguisher
- CO2 Carbon Dioxide 2kg Fire Extinguisher

**NOTES:**

Means of fire detection, warning and emergency lighting provisions are provided by Specialist Sub-Contractor. Fire extinguishers to be provided on all floors permanently mounted on brackets or stands close to all exits, no more than 30m apart. Final locations to be confirmed with Fire Officer.

For locations of all smoke detectors, sprinklers, sounders and emergency luminaires, please refer to the EPR 45 Series drawings.

For all Fire Exit signage further details, please refer to the EPR 58 Series drawings.

Fire extinguisher scope as advised by Chubb Fire & Security.

Areas have been designed to accord with Building Regulations and through consultation with LBC.

Furniture layout indicative only.

**EPR Architects**  
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**57 Whitehall London**

**Premises Licensing - Total Building Location Plans - Sixth Floor Plan**

Status Code: Preliminary 1:250 @ A1 02/13/23

Project No. Originator Role Type Bld Level Series Number Rev  
 OWO-EPR-AR-DRW - B - 06 - 91-0466 P2

Thomas & Thomas  
Partners LLP

**OLD WAR OFFICE  
WHITEHALL  
LONDON SW1A 2BX**

---

**EXECUTIVE SUMMARY**

---



**THOMAS & THOMAS PARTNERS LLP  
38A MONMOUTH STREET  
LONDON  
WC2H 9EP**

**Reference: AT/51.1.1  
Solicitors for the Applicant**

## Introduction

- Following the adjournment of the applications on Thursday 2 February, the applicant has provided additional plans and amendments to the various applications, in respect of hours of operation, conditions and licensable activities. Those changes are shown below:

Area	Hours & Activities					
	Public / Non-Residents		Internal Terraces	External Terraces	Residents (Hotel / Apartments)	
<b>Hotel</b>	Plays, Exhibition of Film, Live & Recorded Music, Late Night Refreshment, Performance of Dance, Anything of a Similar Description, Sale of Alcohol	<b>Mon to Sun</b> 09:00 to 02:00	Ground Floor <b>Mon to Sun</b> 09:00 to 23:00	N/A	Sale of Alcohol, Exhibition of Film, Recorded Music, Late Night Refreshment	<b>Mon to Sun</b> 24 hours
<b>Ground Floor Restaurants (Whitehall, Cambridge, Gurkha, Pavilion)</b>	Live & Recorded Music, Late Night Refreshment. Sale of Alcohol	<b>Mon to Sun</b> 09:00 to 01:00	Ground Floor <b>Mon to Sun</b> 09:00 to 23:00	Ground Floor <b>Mon to Sun</b> 09:00 to 21:00	Sale of Alcohol, Exhibition of Film, Recorded Music, Late Night Refreshment	<b>Mon to Sun</b> 24 hours
<b>Rooftop Bar &amp; Restaurant, 5<sup>th</sup> &amp; 6<sup>th</sup> Floor</b>	Live & Recorded Music, Late Night Refreshment. Sale of Alcohol	<b>Mon to Sun</b> 09:00 to 02:00	6 <sup>th</sup> Floor <b>Mon to Sun</b> 09:00 to 21:00  5 <sup>th</sup> Floor Internal Terrace <b>Mon to Sun</b> 09:00 to 02:00 (non-residents) 24 hours (Hotel Residents & Guests)	N/A	Sale of Alcohol, Exhibition of Film, Recorded Music, Late Night Refreshment	<b>Mon to Sun</b> 24 hours
<b>Apartments</b>	Plays, Exhibition of Film, Live & Recorded Music, Late Night Refreshment, Performance of Dance, Anything of a Similar Description, Sale of Alcohol	<b>Mon to Sun</b> 09:00 to 02:00			Sale of Alcohol (on & off), Exhibition of Film, Recorded Music, Late Night Refreshment	<b>Mon to Sun</b> 24 hours

In summary:

- The hotel and rooftop hours remain at 09:00 and 02:00\*;
- The ground floor uses (Gurkha, Whitehall, Cambridge, Pavilion) amended to 09:00 and 01:00\*;
- All external ground floor terraces will not operate save for between 09:00 and 21:00;
- The 6<sup>th</sup> floor terrace will not operate save for between 09:00 and 21:00; and

- e) The ground floor internal terraces will not operate save for between 09:00 and 23:00.

\*save for residents and their guests

### The Application

2. The Grade II\* listed Old War Office is one of the most historically significant buildings in London, and is iconic both in terms of its physical appearance and by virtue of its historic function.
3. The overall vision of use celebrates the building's heritage and seeks to secure the buildings long-term future, introducing an appropriate mix of appropriate high-quality uses, facilitating public access to the building for the first time and delivering the restoration and adaptation of this nationally important building.
4. The mixed-use scheme includes a 120 bedroom hotel and ancillary spaces, 85 residential apartments and ancillary facilities.

### The Applicant

5. The applicant is **57 Whitehall SARL**, who are the developer of the hotel. They have entered into a long-term agreement with Raffles Hotels and [ ] other restaurant operators. Raffles Hotels & Resorts is part of Accor S.A. headquartered in Tour Sequana, Issy-les-Moulineaux, France. Accor S.A. operates a number of hotels in the capital, two hotels are in close proximity that are managed very successfully (The Savoy & Sofitel St James).
6. Six of the licences are constituent parts of the hotel and a condition is proposed that the uses under the licences remain ancillary to that use. The seventh application is for the private apartments, where the majority of the use is conditioned to residents and their guests only. The only part that is not is a small function room ancillary and connected to the main hotel. This is hatched black on the plan. Therefore, the overwhelming use and access onto Whitehall Court is only by the long-term residents of the apartments.
7. Uniquely, the hotel also has on-site parking for residents and a bespoke taxi pick-up and servicing plan. The departure and dispersal of customers and arrangements for smoking are addressed in the Noise, Dispersal and Management Plan.

**Thomas and Thomas Partners**

**22/10484/LIPN - Raffles Hotel Old War Office Whitehall London SW1A 2BX**

(Including Pool Deck, Spa, Ballroom, Meeting Rooms, Hotel Bar & Restaurant, Lounge Areas, Chefs Table & Bedrooms)

	<u>Non-residents</u>		<u>Hotel Residents &amp; Guests</u>	
	<b>Plays, Exhibition of Film, Live &amp; Recorded Music, Late Night Refreshment, Performance of Dance, Anything of a Similar Description</b>	<b>Sale of Alcohol</b>	<b>Exhibition of Film, Recorded Music, Late Night Refreshment</b>	<b>Sale of Alcohol</b>
<b>Public Areas</b>	<b>Monday to Sunday</b> 09:00 to 02:00	<b>Monday to Sunday</b> 09:00 to 02:00	<b>Monday to Sunday</b> 24 hours	<b>Monday to Sunday</b> 24 hours
<b>Ballroom (Basement 2)</b>	<b>Monday to Sunday</b> 09:00 to 02:00	<b>Monday to Sunday</b> 09:00 to 02:00		
<b>Spa (Basement 4 &amp; Basement 1)</b>	<b>Monday to Sunday</b> 09:00 to 02:00	<b>Monday to Sunday</b> 09:00 to 02:00		
<b>Ground Floor Quadrangle (Terrace)</b>	<b>N/A</b>	<b>Monday to Sunday</b> 09:00 to 23:00	<b>N/A</b>	<b>Monday to Sunday</b> 09:00 to 23:00
<b>Second Floor Speciality Suites</b>	<b>Monday to Sunday</b> 09:00 to 02:00	<b>Monday to Sunday</b> 09:00 to 02:00	<b>Monday to Sunday</b> 24 hours	<b>Monday to Sunday</b> 24 hours
<b>Hotel Bedrooms</b>	<b>N/A</b>	<b>N/A</b>	<b>Monday to Sunday</b> 24 hours	<b>Monday to Sunday</b> 24 hours
<b>Opening Hours</b>	24 Hours			
<b>Non-standard timings</b>	From the end of permitted hours of New Year's Eve to the start of permitted hours on New Year's Day.  *Off sales 09:00 to 23:00 only			



THE  
OWO®

AN INTRODUCTION

# THE OWO®

Whitehall, London SW1.

The OWO opens in 2022 with London's first Raffles Hotel, 85 Raffles branded residences, and a collection of world-class dining experiences.

The former Old War Office building, a prominent address on Whitehall, offers 5 remarkable restaurant spaces, averaging 3,703 sq ft, in an unrivalled location.

Each space will have a unique style and personality, with flavours from around the world to tempt the palates of hotel guests, residence owners, and the multitude of visitors to London.

An unparalleled canvas to take your restaurant ambitions to new heights.



THE OVO

THE SPACES

## ROOFTOP

Flagship 4,819 sq ft rooftop restaurant on the 6th floor with a turret lounge and spectacular views across the capital.

## PAVILION

5,019 sq ft Pavilion restaurant with adjacent restaurant and bar.

## WHITEHALL PLACE

Ground floor restaurant of 3,828 sq ft with prominent street access and heritage features.

## THE GURKHA

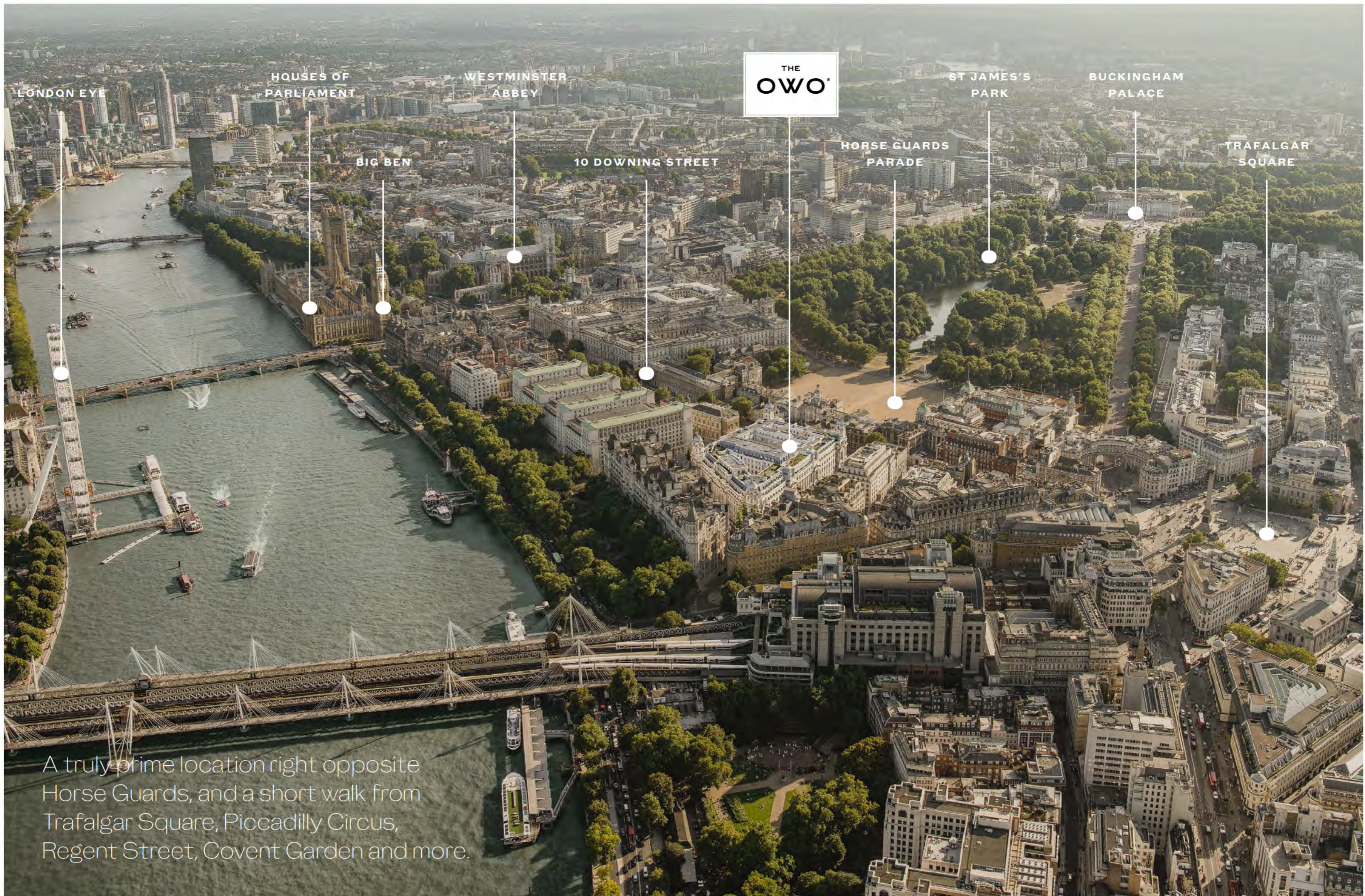
3,906 sq ft restaurant with street access on Horse Guards Avenue.

## THE CAMBRIDGE

947 sq ft ground floor retail café space with Whitehall Place street access.

This is a rare opportunity to be part of an extraordinary new chapter in the building's history. Crafted by the world's leading designers, architects and artists, the world has yet to experience anything quite like it.





LONDON EYE

HOUSES OF PARLIAMENT

WESTMINSTER ABBEY

THE OWO

ST JAMES'S PARK

BUCKINGHAM PALACE

BIG BEN

10 DOWNING STREET

HORSE GUARDS PARADE

TRAFALGAR SQUARE

A truly prime location right opposite Horse Guards, and a short walk from Trafalgar Square, Piccadilly Circus, Regent Street, Covent Garden and more.



#### THE LOCATION

Minutes from London's iconic attractions.

Within walking distance of The OWO are four of London's leading attractions including Buckingham Palace, Houses of Parliament, Big Ben, and Piccadilly Circus. The most popular in Westminster are the National Gallery and Westminster Abbey, attracting approximately 4 million visitors each per year.



Above: The National Gallery, Big Ben, Horse Guards Parade, Downing Street.



THE LOCATION

A new generation of brands  
alongside venerable  
institutions.

Above: Bond Street, Estiatorio Milos restaurant, The Ritz Hotel,  
Dover Street Market and Burlington Arcade.  
Opposite: Royal Warrant Holder, Fortnum and Mason.

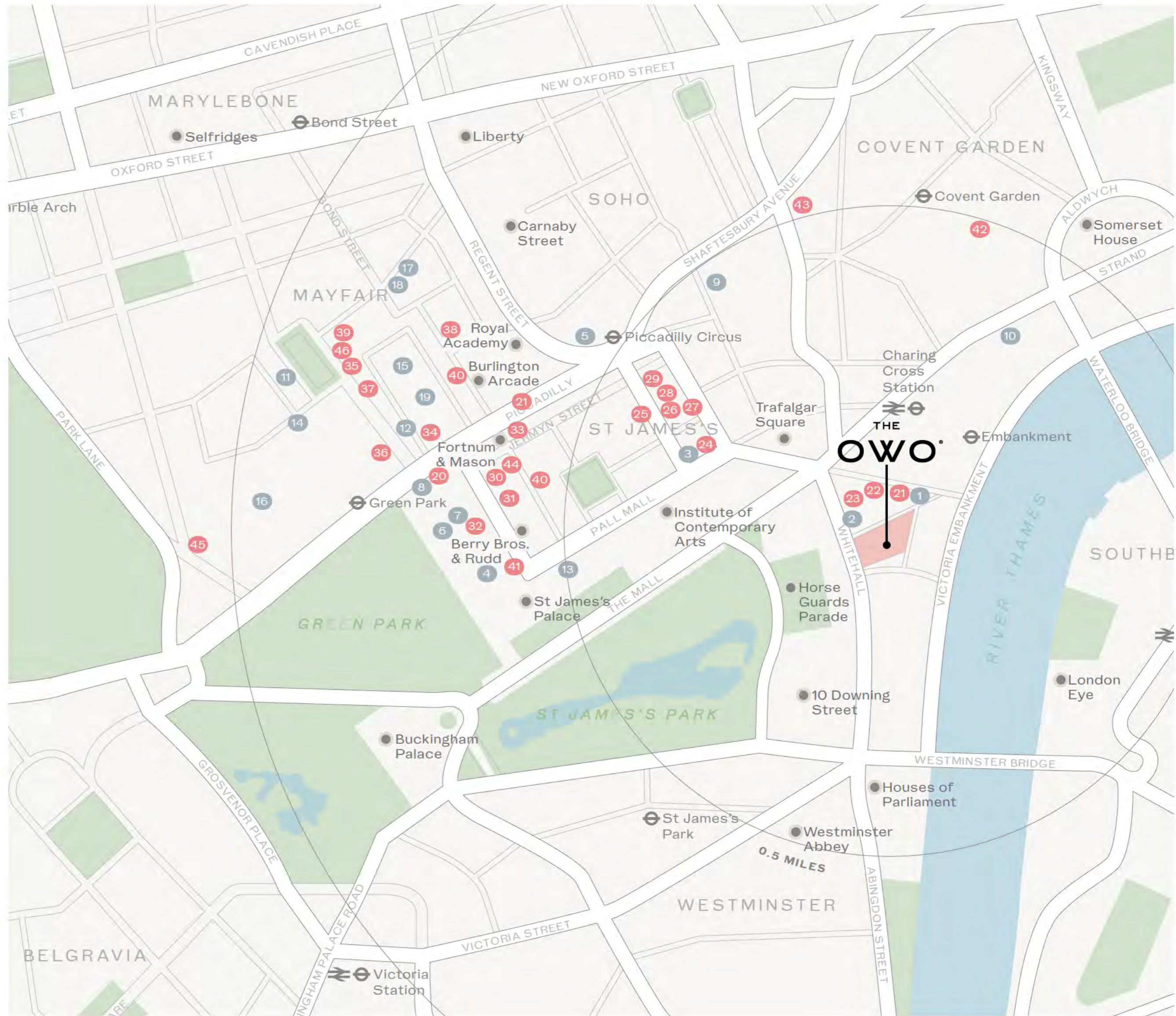
The area is home to some of the capital's most established  
institutions from Christie's to the Royal Academy,  
as well as historic private members' clubs like Whites and  
the Carlton Club. Today, these are joined by  
a new generation of restaurants, flagship stores and  
galleries from Fortnum & Mason to the cutting-edge  
Dover Street Market.

HOTELS/CLUBS

- 1 Corinthia London
- 2 Great Scotland Yard
- 3 Sofitel
- 4 Dukes London
- 5 Hotel Café Royal
- 6 The Stafford
- 7 St James's Hotel and Club
- 8 The Ritz
- 9 W London
- 10 The Savoy
- 11 Annabel's
- 12 The Arts Club
- 13 67 Pall Mall
- 14 Mark's Club
- 15 Oswalds
- 16 5 Hertford Street Club
- 17 Conduit Club
- 18 The Westbury Hotel
- 19 Browns Hotel

RESTAURANTS

- 20 The Wolseley
- 21 The Northall
- 22 Kerridge's Bar & Grill
- 23 The Yard Restaurant
- 24 Wild Honey
- 25 Estiatorio Milos
- 26 Imperial Treasure
- 27 Scully St James's
- 28 Aquavit
- 29 Ikoyi Restaurant
- 30 Café Murano
- 31 Sake no Hana
- 32 Seven Park Place by William Drabble
- 33 45 Jermyn Street
- 34 Mahiki Mayfair
- 35 Sexy Fish
- 36 Novikov
- 37 Park Chinois
- 38 Cecconi's
- 39 Hakkasan
- 40 Gymkhana
- 41 Chutney Mary
- 42 Sushi Samba
- 43 Louie
- 44 Quaglino's
- 45 Nobu Park Lane
- 46 Amazonico





ST JAMES'S PARK



THE CAMBRIDGE



- Flagship Raffles London hotel
- 85 Raffles Branded Residences
- Collection of Restaurants and Bars with 5 independently operated venues as shown

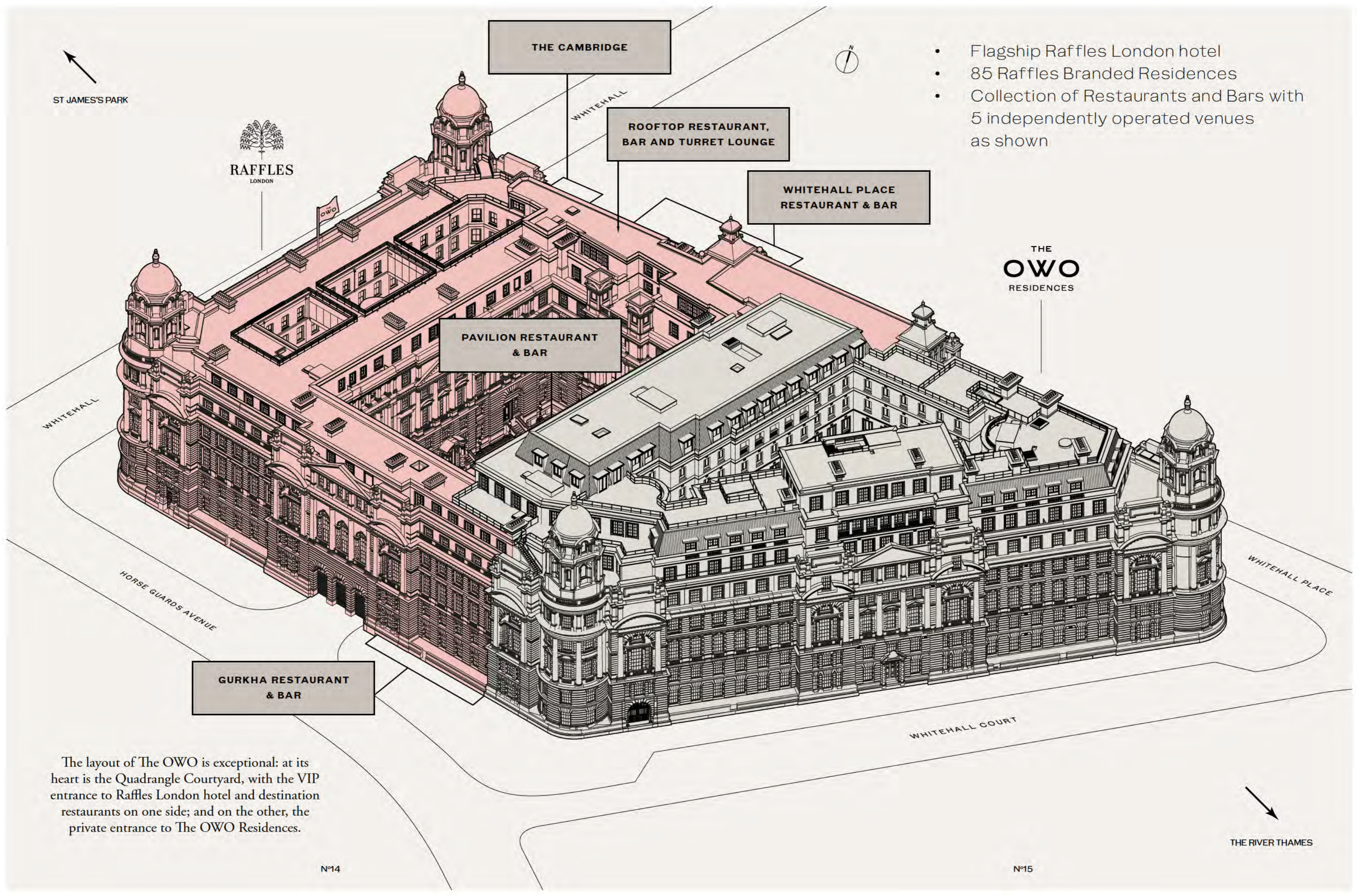
ROOFTOP RESTAURANT, BAR AND TURRET LOUNGE

WHITEHALL PLACE RESTAURANT & BAR

THE OWO RESIDENCES

PAVILION RESTAURANT & BAR

GURKHA RESTAURANT & BAR



The layout of The OWO is exceptional: at its heart is the Quadrangle Courtyard, with the VIP entrance to Raffles London hotel and destination restaurants on one side; and on the other, the private entrance to The OWO Residences.

THE RIVER THAMES

**57 Whitehall  
The Old War Office  
London  
SW1A**



# **Dispersal Policy**

**February 2023**

**Thomas & Thomas Partners LLP**

**Solicitors for the applicant**

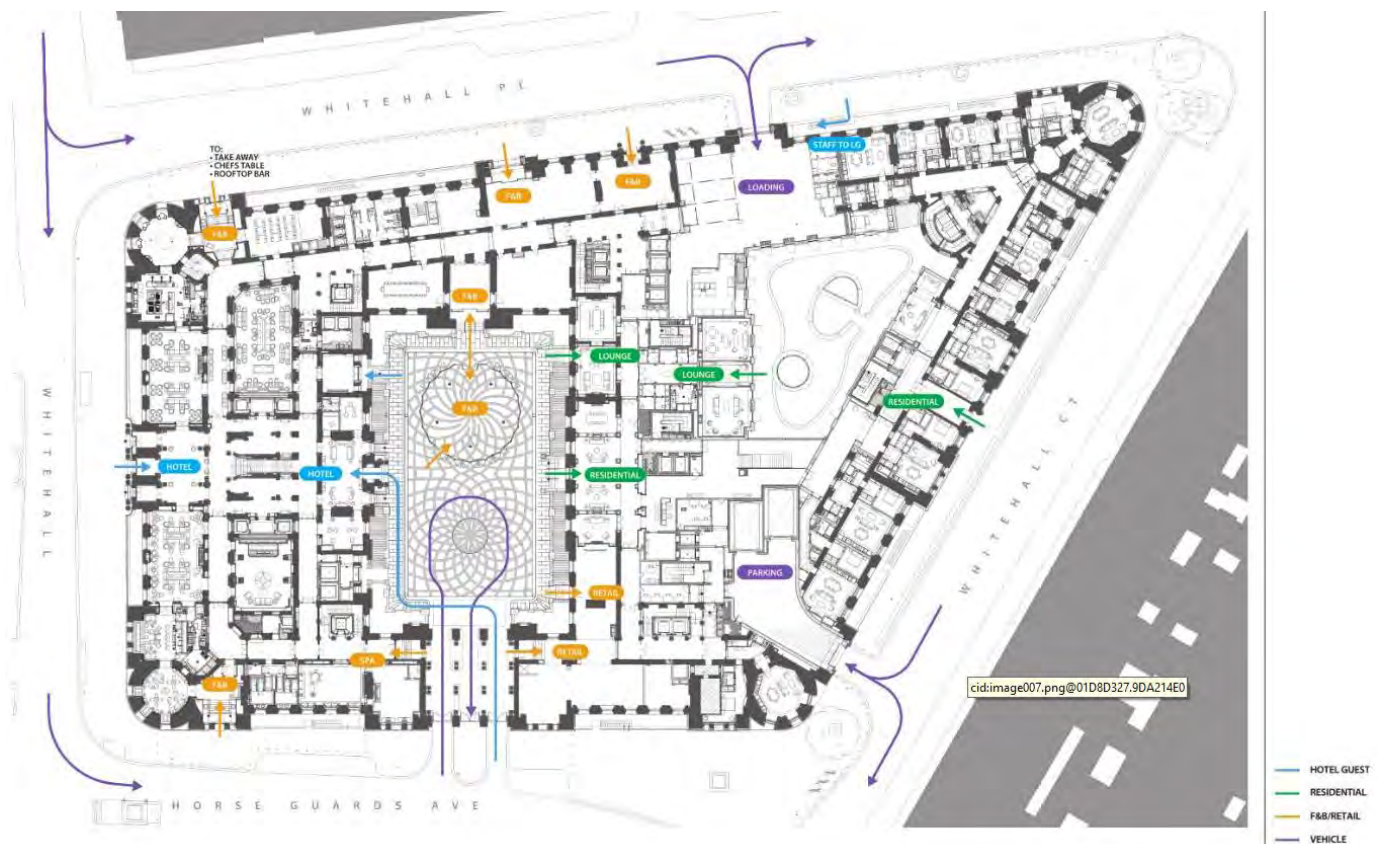
## 1 Introduction

- 1.1 This document is submitted by 57 Whitehall Sarl and should be read in conjunction with the seven Premises Licences applications made in respect of **The OWO, 57 Whitehall, London, SW1A** (“**the Premises**”). Management will be trained in its implementation and all F&B partners will have to commit to the operating procedures contained herein.
- 1.2 The Premises is situated on the east side of Whitehall, occupying the entire building between Whitehall Place, Whitehall Court, and Horse Guards Avenue.
- 1.3 57 Whitehall Sarl and its operator Raffles Hotels & Resorts are committed to a high standard of professional and responsible management. The management systems will ensure that the Premises is operated successfully, and sympathetically to neighbouring residents and businesses.
- 1.4 The controls set out in this document and corresponding Premises Licences place emphasis on the promotion of the Licensing Objectives.
- 1.5 The Policy will be reviewed regularly and whenever Management become aware of issues associated with dispersal of patrons.

## 2 Planned Management Measures for Control of Noise

### Executive Summary

- 2.1 The main entrance and exit for hotel residents and guests arriving by foot faces onto Whitehall, with a secondary access point through the internal courtyard via Horse Guards Avenue, both shown [blue](#) on the diagram below.
- 2.2 There are further entrances for the self-contained F&B premises on both Whitehall Place and Horse Guards Avenue, as shown [orange](#). The OWO Residency accommodation has a separate entrance at the rear on Whitehall Court, shown [green](#).
- 2.3 Vehicle access is provided for via Horse Guards Avenue into the internal courtyard. Residential parking is provided via a separate access on Whitehall Court, both shown [purple](#).
- 2.4 The management controls set out in the Dispersal Policy are designed to ensure all customers leave the area as quickly and as quietly as possible.
- 2.5 The below diagram sets out the various entrance routes from street level; all access locations to the premises will be monitored and controlled at all times.



### 3 General Operational Controls

3.1 The Management team will take their responsibilities as a neighbour very seriously. Management controls shall include:

3.1.1 Extensive employee induction and on-going refresher training, including:

3.1.1.1 Responsibilities in the local area and towards local residents.

3.1.1.2 Customer care and hospitality.

3.1.1.3 Complaint handling.

3.1.1.4 Food Safety.

3.1.1.5 Health and Safety.

3.1.1.6 Fire Safety.

3.1.1.7 Security awareness under Met. Police "Project Argus" programme.

3.1.1.8 Counter terrorism training.

3.1.1.9 safeguarding and welfare engagement training.

3.1.1.10 Obligations under the Licensing Act 2003.

3.2 Operational procedures to mitigate nuisance in the local area, including:

3.2.1 Responsible management of patrons both within internal and external areas of the Premises.

3.2.2 Controlled management of the arrival and departure of patrons, including encouraging departing patrons to disperse quickly and quietly to their onwards direction of travel.

3.2.3 Advice from an independent sound acoustic expert.

3.2.4 Regulated entertainment limited to indoors only.

3.2.5 Sympathetic servicing of the Premises, see section 5.

3.2.6 Internal CCTV coverage including full frontal imaging of anyone entering the Premises. At any given time, security on duty will be available, at least one of whom shall be able to operate the CCTV system.

3.2.7 The Premises external perimeter will be monitored and walks conducted at regular intervals to promote security and maintenance.

## **4 People Arriving, Departing & in the Vicinity**

### **Dispersal Policy**

- 4.1 The objective of the Dispersal Policy is to ensure a quiet, controlled and swift dispersal of all patrons, including hotel residents, their guests and persons visiting the F&B premises.
- 4.2 The Dispersal Policy shall promote a professional and responsible management of patrons as they leave the Premises to ensure they make their onwards journey without any adverse impact on local residents.
- 4.3 Despite the central London location, employees shall be made aware that local residents, as well as neighbouring hotel accommodation are in the vicinity, particularly at the rear.
- 4.4 This Dispersal Policy will be followed throughout the opening hours, though particular attention will be given to non-hotel residents leaving at the later hours.
- 4.5 In the event of an emergency, a full fire evacuation plan will be in place.

#### **Entrances and Exits**

- 4.6 All access and egress points will be suitably staffed and monitored throughout the day and night, when in use, given the hotel 24-hour nature.

#### **Dispersal**

- 4.7 Towards closing time of the F&B areas, the following measures, where appropriate, are taken to ensure a gradual and quiet dispersal:
  - 4.7.1 Politely reminding patrons that the Premises is about to close to non-residents.
  - 4.7.2 Advising patrons that require a taxi to wait either inside the Premises or internal courtyard for vehicle access.
- 4.8 Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

#### **Transport**

- 4.9 Patrons may arrive and depart by various modes of transport, including by foot and private car taxis.
- 4.10 The Premises are also well serviced by various public transport options, as set out below. Hotel lobby staff will be familiar with the transport links so they may direct patrons, when required, to nearby transport links, as outlined below: -

### **Tube**

- 4.11 Embankment (District / Circle / Northern / Bakerloo Lines) is located within 0.2 mile / 5-minute walking distance of the Whitehall exit. The Northern Line runs Night Tube service on Friday and Saturday evenings throughout the night.
- 4.12 Westminster (Jubilee / District / Circle Lines) is located within 0.3 mile / 5-minute walking distance of the Whitehall exit. The Jubilee Line runs Night Tube service on Friday and Saturday evenings throughout the night.

### **Rail**

- 4.13 The Premises is located within 0.3 mile / 7-minute walking distance of Charing Cross Railway station where various railway lines are available serving south London and beyond.

### **Buses**

- 4.14 The Premises is served by TFL public buses, including night buses, on Whitehall. Routes include: - 3, 12, 159, 453 and night buses N3, N53, N109, N155 and N381.

### **Taxi**

- 4.15 Black cabs are readily available throughout the day and night in the area, with designated taxi stands proposed on Whitehall and Horse Guards Avenue.
- 4.16 Staff will assist patrons with their luggage to waiting taxis at the immediate designated bays.
- 4.17 In addition, TFL Night Tube Taxi Ranks are available at both Charing Cross and Embankment stations throughout the night on Friday and Saturday evenings.

### **Private Car Service**

- 4.18 Private hire services are readily available throughout the day and night in the area. Where taxis are pre-arranged by the hotel for residents and guests, the taxi can be directed to enter the internal courtyard via Horse Guards Avenue, where staff may assist with luggage and dispersal.
- 4.19 Patrons will be requested to wait inside until their taxi has arrived to ensure a quick and quiet dispersal, particularly at the later hours.

### Walking Transport Map





## **5 Deliveries & Servicing**

- 5.1 Deliveries and servicing are self-contained within the Premises, full details of which are outlined within the Waste Management, Delivery & Servicing strategy, as authorised by the City's Council's Planning Authority.
- 5.2 Policies to address vehicles nearing the premises are addressed in summary below: -
- 5.3 Where possible, multiple deliveries and/or collections will be combined to avoid high numbers of vehicles at any one time. In order to avoid disturbing local residents, late night and early morning delivery and collection times will be avoided.
- 5.4 Servicing vehicles shall be encouraged to load and unload goods quickly so as to ensure vehicle waiting time is limited.
- 5.5 Drivers shall be requested to turn engines off when able to reduce noise and pollution.
- 5.6 The following provisions will be followed: -
  - 5.6.1 Delivery and servicing vehicles will be allocated a specific time slot, within permitted delivery hours.
  - 5.6.2 Pre-authorisation of vehicles will be conducted in advance of arrival.
  - 5.6.3 Vehicle waiting will not be encouraged on the public carriageway.

## **6 Smoking**

6.1 Management recognises a small proportion of members of the public will at times wish to temporarily leave and re-enter the Premises to smoke. The applicant has identified Whitehall particularly as a suitable area for this later in the evening.

6.2 Management controls include:

6.2.1 Prevention of drinks being taken outside the Premises.

6.2.2 Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.

6.2.3 The Premises external perimeter will be monitored and walks conducted at regular intervals to promote security and maintenance.

6.2.4 Staff shall be instructed to walk to nearby Victoria Embankment Gardens should they will to smoke.

## SMOKING

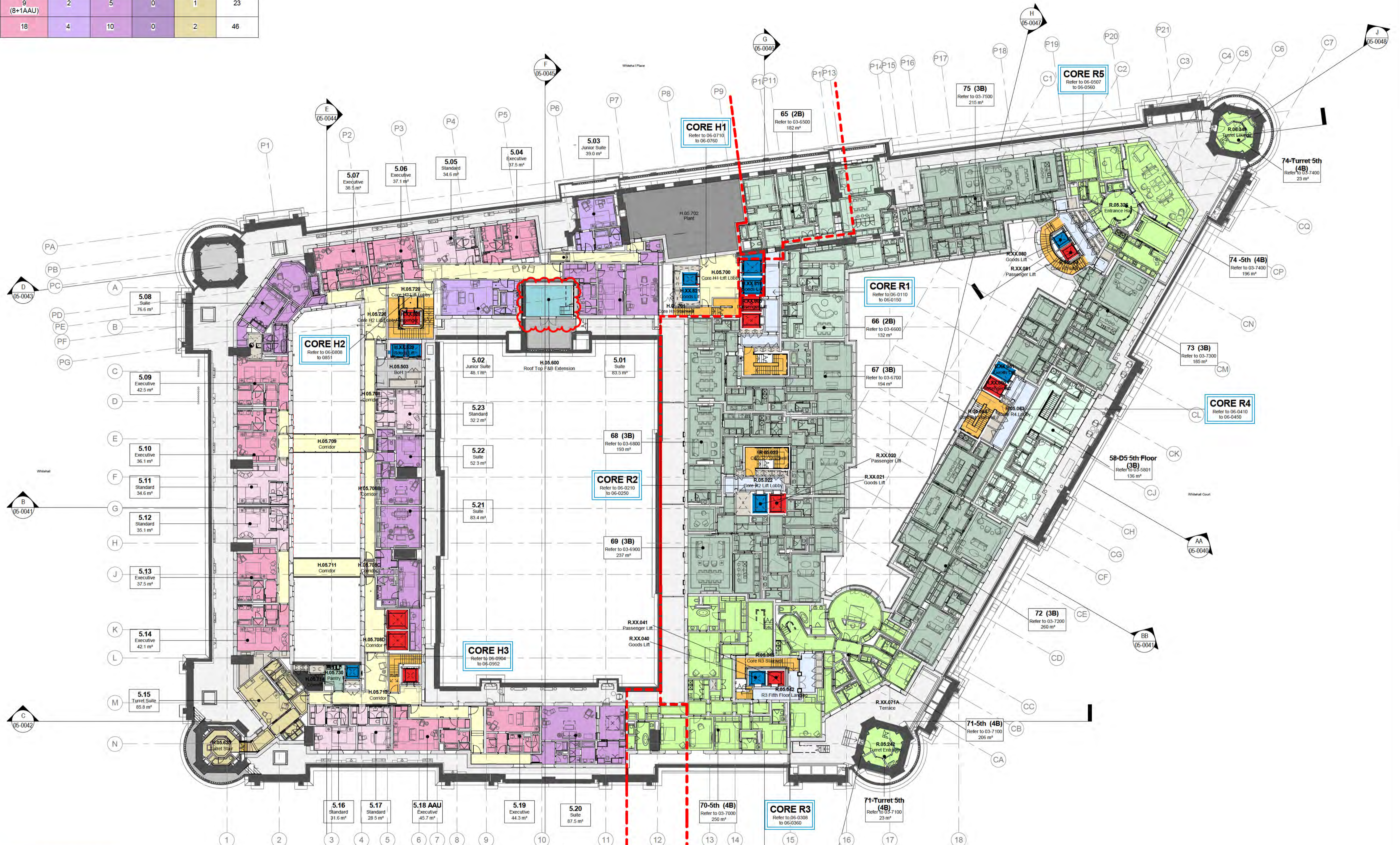


**RAFFLES**  
HOTELS & RESORTS

- ✚ Designated area for smoking as shown on the attached plan. The attached plans (several pages) show the Guest area for smoking (5<sup>th</sup> Floor), the area designated for staff or contractor smoking and the hotel area to be used if the main staff smoking area is closed.
- ✚ The area is cordoned off zone to allow for proper management.
- ✚ The area is covered by CCTV.
- ✚ Canopy provided in Hotel areas for adverse weather.
- ✚ Hotel areas marshalled by SIA security staff
- ✚ No drinks to be taken to outside smoking areas under any circumstances

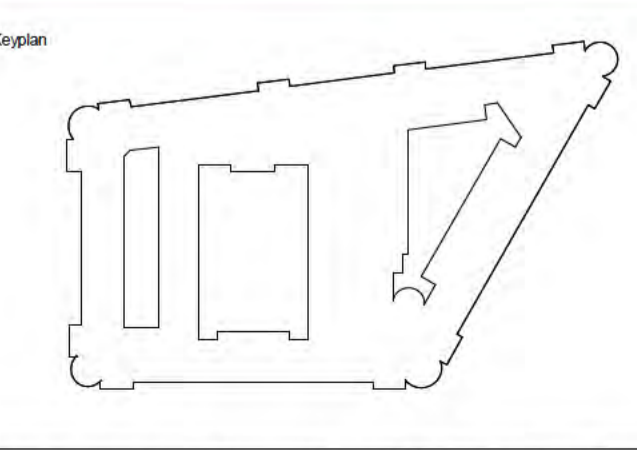


ROOM TYPE	Standard	Executive	Junior Suite	Suite	Corner Suite	Heritage	TOTAL
N° ROOMS	6	9 (8+1AAU)	2	5	0	1	23
OCCUPANTS	12	18	4	10	0	2	46



**White Box Areas Updates - 12th December 2022:**

- All White Box Areas issued in co-ordination with MEP Consultant, Structural Engineer and Ceiling Consultant. Subject to operator and interior design layouts which are TBC.
- Roof/FAB storage space allocated at Basement 1.
- Roof/FAB Extension granted.
- Ground Floor External works updated to WSP S278 approved drawings.
- Star in Roof/FAB space included.



No.	Revision	Date	Initial	CHK'd
P17	GA Update for White Box	26.08.22	H2B	NH
P16	GA Update for White Box	12.08.22	H2B	NH
P15	GA Update Issue for information	09.07.22	SA	CP
P14	GA Updates for Coordination - LFB Revisions	10.09.21	HR	CP
P13	GA Update Issue	05.02.21	HR	CP
P12	General Arrangement Updates	28.09.20	H2B	SRP
P11	General Arrangement Updates, Issued for Information	07.05.20	DJS	SRP
P10	Clarification of Occupancies	20.03.20	HAG	SRP
P9	General Arrangement Updates	24.05.19	CPH2B	SRP
P8	GA Sign Off - Updates	02.11.18	CPH2B	J/N
P7	GA Sign Off	31.10.18	CPH2B	J/N
P6	Pre-Tender Issue	31.08.18	CP	CP
P5	General updates as clouded: Hotel furniture layouts also amended.	17.08.18	NH/J	LAK
P4	Updated to suit WDS requests	27.07.18	CP	CP

Legend	Scale Bar
Existing fabric	0 2 4 6 8 10
Existing Fabric - Position assumed and to be verified on site	SCALE 1:250
Hotel / Residential Demise line	
Guest Occupancy	
Staff Occupancy	

**Legend**

- Existing fabric
- Existing Fabric - Position assumed and to be verified on site
- Hotel / Residential Demise line
- Guest Occupancy
- Staff Occupancy

**Scale Bar**  
0 2 4 6 8 10  
SCALE 1:250

Uncoordinated mechanical and electrical equipment as modelled by MEP consultant in current WIP BIM model

Core name and drawing references

Front of House Lift - Passenger Lift

Back of House Lift - Goods Lift

All core drawings can be found in the 06-Series. For specific drawings for each core refer to numbers on sheet.

Notes:  
Structural and MEP models shown in GA plans are work in progress and uncoordinated.  
Final layouts are subject to fire strategy review, planning condition submittal/discharge and structure/services co-ordination

The areas stated on this drawing have been prepared for Westminster Development Services Ltd only and have been generated directly from a work in progress model. They do not include contingencies to allow for anomalies in the model, surveyed information, construction tolerances, workmanship and/or design by others which may affect the stated areas.

These areas relate to the impacted areas of the building at the current state of the design. The areas have been calculated as N/A in accordance with the RICS Code of Measuring Practice, 6th Edition.

Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and construction processes.

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57 Whitehall London

Proposed Fifth Floor Plan

Status Code: 1:250 @ A1 11/07/17

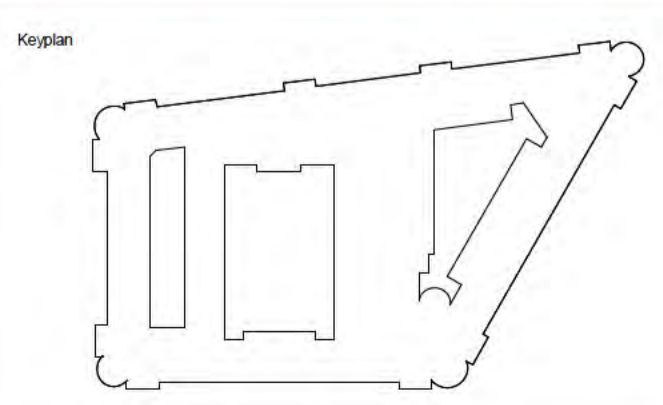
For Information: 1:250 @ A1 11/07/17

Project No: OWO-EPR-AR-DRW - B-05-02-0055 | Rev P17



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- Roofing FAB storage space allocated at Basement 1.
- Roofing Extension granted.
- Ground Floor External works updated to WSP S278 approved drawings.
- Stair in Rooftop FAB space included.



Notes:

- Do not scale
- Contractor to check all dimensions and report omissions and errors to the Architect
- EPR Architects accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
- This drawing is issued in design format as an uncontrolled version to enable the recipient to prepare their own documents/drawings/modelling for which they are solely responsible. This drawing is based on project information current at the time of issue. EPR Architects Limited accepts no liability for any alterations or additions to or discrepancies arising out of any change to such project information that occurs to the information after it is issued by EPR Architects Limited.
- This drawing does not contain shared coordinates and is not issued for coordination purposes.

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P24	GA Updates for White Box	12.12.22	H2B	NH
P23	GA Updates for White Box	26.08.22	H2B	NH
P22	GA Updates for White Box	12.08.22	H2B	NH
P21	GA Update Issue for Information	08.07.22	SA	CP
P20	GA Updates for Coordination - LFB Revisions	19.09.21	HR	CP
P19	Updates to Suit Planning Feedback	22.03.21	HR	CP
P18	Whitebox Updates	16.03.21	SC	CP
P17	Whitebox Area GA Updates	05.03.21	SRP	CP
P16	Whitebox Area GA Updates	19.02.21	HR	CP
P15	GA Update Issue	05.02.21	HR	CP
P14	General Arrangement Updates	29.09.20	H2B	SRP
P13	General Arrangement Updates. Issued for Information	07.05.20	H2B	SRP
P12	Clarification of Occupancies	20.03.20	IAO	SRP
P11	Barney to polkash room updated	13.09.19	SC	SRP
P10	General Arrangement Updates	24.05.19	CP	SRP
P9	GA Sign Off - Updates	02.11.18	JUN	SRP

**Legend**

- Existing fabric
- Existing Fabric - Position assumed and to be verified on site
- Hotel / Residential Demise line
- Guest Occupancy
- Staff Occupancy

Note: All occupancy numbers need to be reviewed once a resi facilities manager has been consulted and appointed.

Scale Bar: 0 2 4 6 8 10 m

SCALE: 1:250

Uncoordinated mechanical and electrical equipment as modelled by MEP consultant in current WIP BIM model

Note: Structural and MEP models shown in GA plans are work in progress and uncoordinated.

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57 Whitehall  
London

Proposed Lower Ground Floor Plan

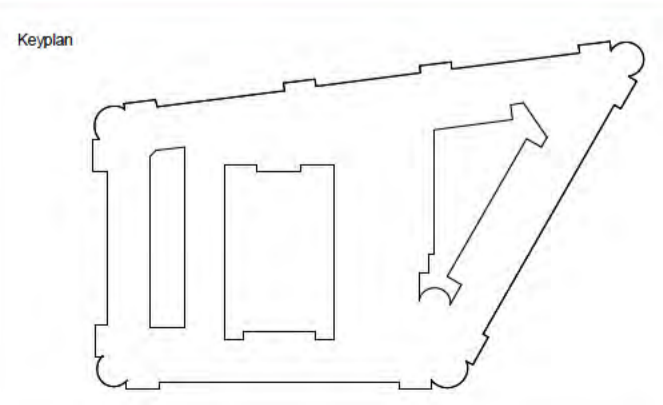
Status Code:

For Information: 1:250 @ A1 11/07/17

Project No: OWO-EPR-AR-DRW - B-LG-02-0049 | Rev P24



**White Box Areas Updates - 12th December 2022:**  
 - All White Box Areas issued to co-ordination with MEP Consultant, Structural Engineers and Catering Consultant. Subject to operator and interior design layouts which are TBC.  
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North

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57 Whitehall  
 London

Proposed Lower Ground Floor Plan

Status Code:

For Information: 1:250 @ A1 11/07/17  
 Project No: Originator Role Type B/L Level Series Number | Rev  
 OWO-EPR-AR-DRW - B - LG - 02-0049 P24

There is no licence or appeal history for the premises.



**CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE AND CONDITIONS PROPOSED BY A PARTY TO THE HEARING**

When determining an application for a new premises licence under the provisions of the Licensing Act 2003, the licensing authority must, unless it decides to reject the application, grant the licence subject to the conditions which are indicated as mandatory in this schedule.

At a hearing the licensing authority may, in addition, and having regard to any representations received, grant the licence subject to such conditions which are consistent with the operating schedule submitted by the applicant as part of their application, or alter or omit these conditions, or add any new condition to such extent as the licensing authority considers necessary for the promotion of the licensing objectives.

This schedule lists those conditions which are consistent with the operating schedule, or proposed as necessary for the promotion of the licensing objectives by a responsible authority or an interested party as indicated. These conditions have not been submitted by the licensing service but reflect the positions of the applicant, responsible authority or interested party and have not necessarily been agreed

**Mandatory Conditions**

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
  - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
  - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
    - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
      - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
      - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
    - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
    - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or

less in a manner which carries a significant risk of undermining a licensing objective;

- (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
  - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
- (a) a holographic mark, or
  - (b) an ultraviolet feature.
7. The responsible person must ensure that—
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
    - (i) beer or cider: ½ pint;
    - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
    - (iii) still wine in a glass: 125 ml;
  - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
  - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor. For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

8(ii) For the purposes of the condition set out in paragraph 8(i) above -

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula -

$$P = D + (D \times V)$$

Where -

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

9. Admission of children to the premises must be restricted in accordance with film classification recommended by the British Board of Film Classification or recommended by this licensing authority as appropriate.

### **Conditions consistent with the operating schedule**

10. Licensable activities authorised under this licence shall remain ancillary to the main use of the premises as a hotel.
11. Between 02:00 and 09:00 the provision of licensable activities shall only be to residents and their guests.

### **Conditions consistent with the operating schedule and agreed with Environmental Health:**

12. Between the hours of 09.00 to 10.00 Monday to Saturday and 09.00 to midday Sunday the sale of alcohol shall be ancillary to the provision of food, with the exception of residents and their guests.
13. All sales of alcohol for consumption 'Off' the premises will be in sealed containers only.
14. A waiter or waitress service shall be provided.
15. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
16. There shall be no sales of alcohol for consumption 'Off' the premises after 23.00 hours.
17. There shall be no sales of hot food or hot drink for consumption off the premises after 23.00 hours.
18. After 21.00 hours, there shall be a personal licence holder on duty on the premises at all times when the premises are authorised to sell alcohol. After 23.00 hours patrons permitted to temporarily leave and then re-enter the premise, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
19. A Challenge 21 or Challenge 25 scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving licence, military ID card, passport or proof of age card with the PASS Hologram.
20. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
21. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.

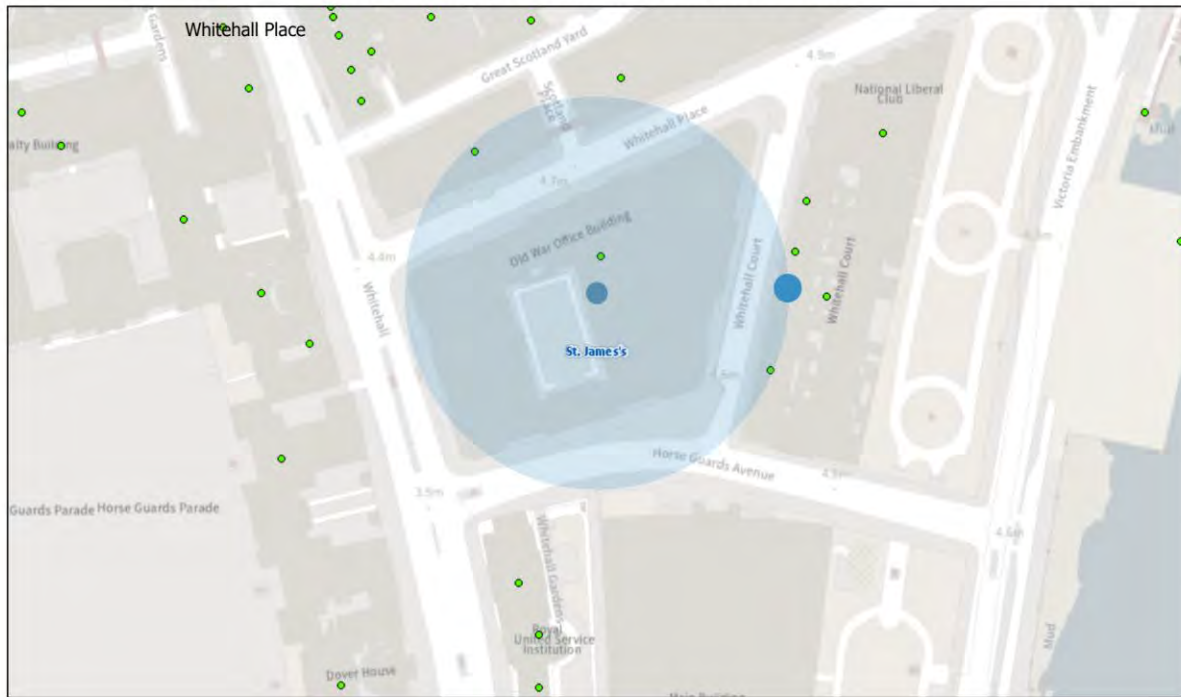
22. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
  - (a) all crimes reported to the venue
  - (b) any complaints received concerning crime and disorder
  - (c) any incidents of disorder
  - (d) any faults in the CCTV system
  - (e) any refusal of the sale of alcohol
  - (f) any visit by a relevant authority or emergency service.
23. After 01.00 hours each day access and egress to the premises shall only be via the main hotel entrance, except in the case of emergencies.
24. All public entrances will be supervised by a responsible member of staff at all times when that part of the premises is open to the public.
25. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
26. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.
27. All windows and external doors shall be kept closed after 21.00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
28. Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties, save insofar as they are necessary for the prevention of crime.
29. Loudspeakers shall not be located in the entrance lobby or outside the premises building.
30. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
31. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
32. No external deliveries to the premises shall take place between 23.00 and 07.00 hours on the following day.
33. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
34. Patrons permitted to temporarily leave and then re-enter the premises to smoke shall be restricted to a designated smoking area defined as (specify location).
35. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or is to be made available to residents and businesses in the vicinity.

36. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
37. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
38. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
39. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
40. Curtains and hangings shall be arranged so as not to obstruct emergency signs.
41. All fabrics, curtains, drapes and similar features shall be either non-combustible or be durably or inherently flame retarded fabric.
42. The hours for licensable activities and the opening times may be extended on New Year's Eve from the end of permitted hours to the start of permitted hours on New Year's Day.
43. No licensable activities shall take place until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority.
44. No licensable activities shall take at the premises until the capacity of the premises has been determined by the Environmental Health Consultation Team and the licensing authority has replaced this condition on the licence with a condition detailing the capacity so determined.
45. Before the premises open to the public, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the Environmental Health Consultation Team and the Licensing Authority.

**Conditions proposed by the Police and agreed by the applicant to form part of the operating schedule.**

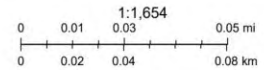
46. The Premises shall have policy on protecting children from child sexual exploitation. The policy shall include training for all front of house staff on the signs and indications of child sexual exploitation as well as the reporting of suspicious activity to the appropriate authorities.
47. The premises licence holder shall ensure that the management team register and successfully complete the nationally recognised counter terrorism training product referred to as ACT eLearning package or can demonstrate that the ACT eLearning product has been successfully completed within the preceding 12 months and that all front of house staff employed by or at the premises complete the ACT eLearning within a reasonable period not exceeding 3 months from the day they start their employment.

**Old War Office, Whitehall, London, SW1A 2BX**



18/01/2023, 10:48:09

- Property Mailing List
- Borough Boundary - Mask
- Ward Boundaries
- Ward Labels
- Borough Boundary - Detailed



Resident count: 112

<b>Licensed Premises within 75 metres of Old War Office, Whitehall, London, SW1A 2BX</b>				
<b>Licence Number</b>	<b>Trading Name</b>	<b>Address</b>	<b>Premises Type</b>	<b>Time Period</b>
20/07368/LIPV	The Farmers Club	First Floor 3 Whitehall Court London SW1A 2EL	Club or institution	Monday to Sunday; 07:00 - 00:00